



# City of Alachua

## Planning & Community Development Department

### Staff Report

**Planning & Zoning Board Hearing Date:**  
**Quasi-Judicial Hearing**

July 12, 2022

**REVISED ON JULY 7, 2022**

**SUBJECT:** A request for a Site Plan proposing the construction of three (3) nonresidential buildings totaling  $\pm 88,413$  square feet, 20 attached residential units, ten (10) single family residential units, a  $\pm 3,140$  square foot neighborhood recreation center, and a  $\pm 1,044$  square foot amenity center

**APPLICANT/AGENT:** Claudia Vega, P.E., of EDA Consultants, Inc.

**PROPERTY OWNER:** The Laser Investment Group, LLC

**LOCATION:** North of US Highway 441 and east of NW 89<sup>th</sup> Street

**PARCEL ID NUMBER:** 05844-004-001 and 05855-005-000

**FLUM DESIGNATION:** Corporate Park

**ZONING:** Corporate Park (CP)

**OVERLAY:** N/A

**ACREAGE:**  $\pm 13.23$  acres (project area);  $\pm 82.68$  (subject property)

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board approve the Site Plan for the Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board.

**RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Laser Investment Group, LLC, for San Felasco Tech City Phase 4 subject to the six (6) conditions provided in Exhibit "A" and located on page 20 of the July 12, 2022 Staff Report to the Planning & Zoning Board.*

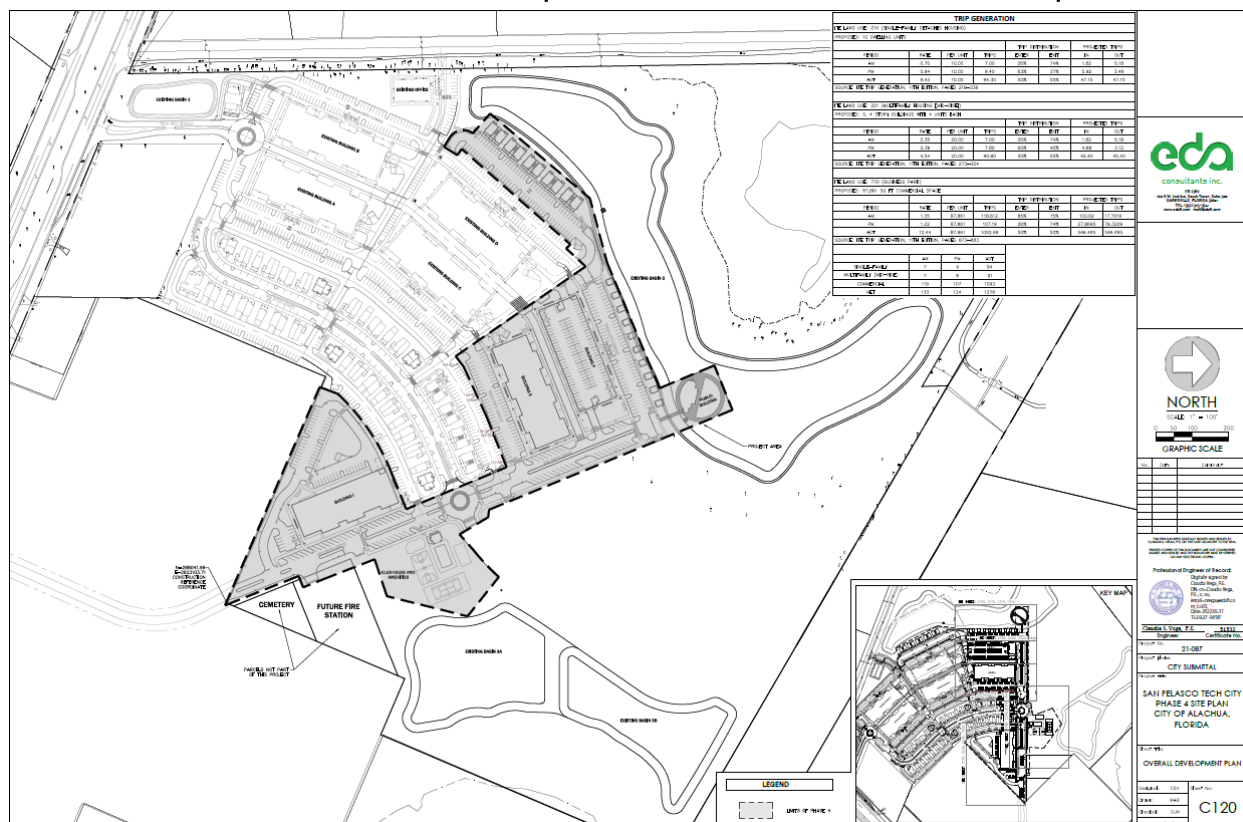
## SUMMARY

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan proposing the construction of three (3) nonresidential buildings totaling  $\pm 88,413$  square feet, 20 attached residential units, ten (10) single family residential units, a  $\pm 3,140$  square foot neighborhood recreation center, and a  $\pm 1,044$  square foot amenity center.

This Site Plan represents Phase 4 of San Felasco Tech City (SFTC). Phase 1 of the project consists was approved in July 2018 and consists of two (2)  $\pm 30,100$  square foot buildings (completed). Phase 2 was approved in April 2019 and consists of two (2)  $\pm 30,100$  square foot buildings which are similar in size and design to those within Phase 1 (under construction). Phase 2 also includes a  $\pm 6,000$  square foot day care facility (completed). Phase 3 was approved in November 2019 and consists of a  $\pm 3,200$  square foot restaurant with drive-through and 74 attached and detached dwelling units. Construction of the improvements for Phase 3 has not commenced.

There are no changes or modifications proposed to the existing ingress/egress to SFTC, and access to Phase 4 will be provided via the existing ingress/egress connecting to NW US Highway 441.

Illustration 1. The Laser Investment Group, LLC - SFTC Phase 4 Overall Development Plan



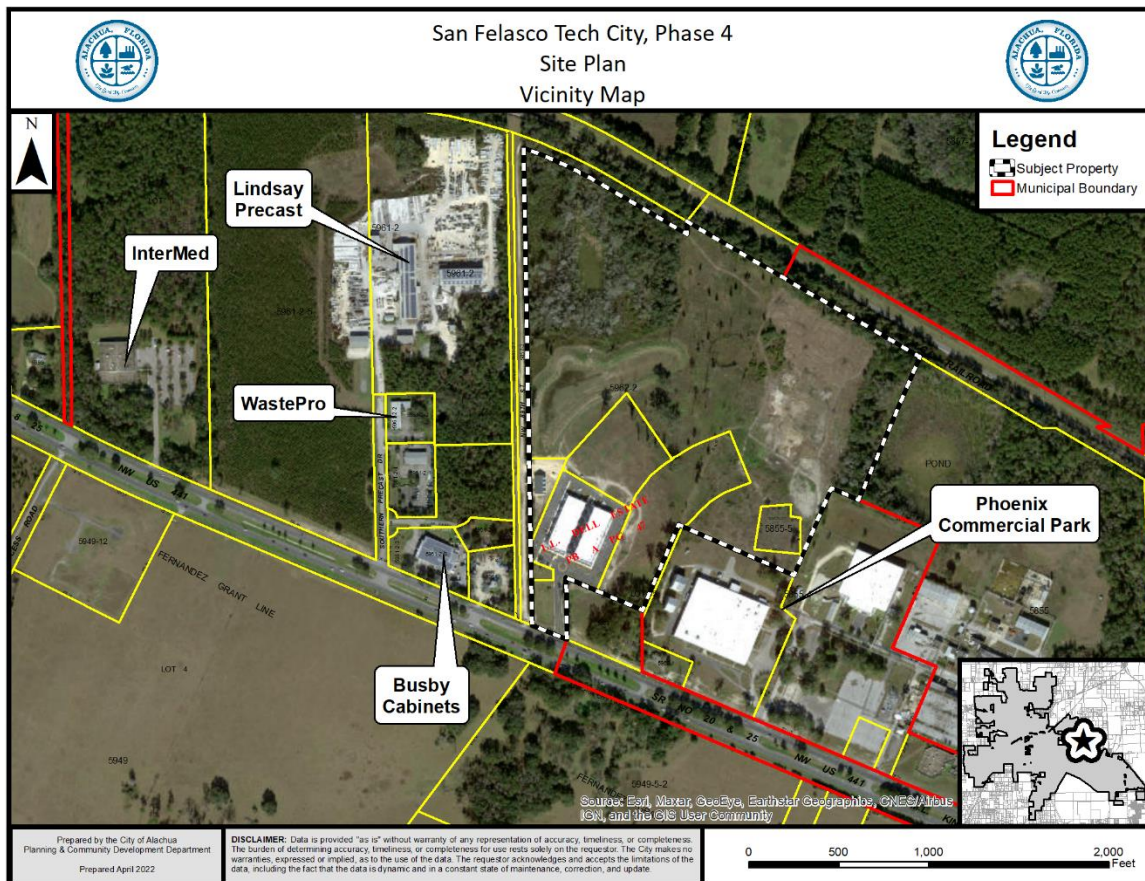
The SFTC property is ±82.68 acres in area; the project area consists of ±13.23 acres of the subject property. The subject property is located in the north of US Highway 441 and east of NW 89<sup>th</sup> Street.

Development within Phase 4 will convey stormwater runoff to stormwater basins constructed with previous phases of the project.

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Map 1. Vicinity Map



**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	CSX Railroad Right-of-way	N/A	N/A
South	NW US Highway 441; Vacant Lands; Single Family Residence	Commercial; Rural Employment Center (Alachua County)	Commercial Intensive (CI); Highway Oriented Business (Alachua County)
East	Phoenix Commercial Park	Industrial	Industrial General (IG)
West	Lindsay Precast; Waste Pro; Busby Cabinets	Industrial	Light & Warehouse Industrial (ILW)

## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on February 24, 2022 at the Emory Group Companies office located at 13900 Tech City Circle, Suite 100. The applicant was available to answer questions. Materials submitted by the applicant indicate that two (2) persons attended the meeting.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### Future Land Use Element

#### **GOAL 1:** Future Land Use Map 2035:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

#### **Objective 1.4:** Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complimentary residential uses located near major transportation corridors. The Corporate Park category is intended to:



- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

**Policy 1.4.b:** Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

***Evaluation and Findings:*** The development is designed and planned to be a campus-like environment consisting of a mix of residential and non-residential uses, including offices, technology firms, and incubators. Phase 4 proposes additional non-residential uses and a limited amount (30 dwellings) of additional residential use. There are pedestrian sidewalks and walkways connecting buildings throughout the existing and proposed development.

**Policy 1.4.f:** The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Complimentary residential uses.

***Evaluation and Findings of Consistency with Policy 1.4.f:*** The Site Plan demonstrates compliance with the applicable performance standards.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**Policy 2.4.b:** Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

***Evaluation and Findings:*** The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings:*** The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

**Objective 5.1:** Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings:*** The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated April 22, 2022. The technical memorandum notes that: in general the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation; there are no naturally occurring native plant habitats remaining within the Phase 4 area; a previous Environmental Resource Assessment (ERA) noted a historical cemetery and through work performed as part of Phase 4, 11 gravesites identified and re-interred on the SFTC property; and a listed species survey did not identify the presence of any gopher tortoises or other listed species within the Phase 4 area.

**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings:*** An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's

Comprehensive Plan, shall connect to the City's potable water and wastewater system.

***Evaluation and Findings:*** The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

## **Transportation Element**

### **Objective 1.1: Level of Service**

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

***Evaluation and Findings:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

**Policy 1.3.a:** The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

**Policy 1.3.d:** The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

**Policy 1.3.g:** The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

***Evaluation and Findings:*** The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

## **Community Facilities Element**

**Policy 1.2.a:** The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.



***Evaluation and Findings:*** The development is located within the City’s utility service area and will connect to the City’s wastewater system.

**Policy 2.1.a:** The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

***Evaluation and Findings:*** An analysis of the development’s impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

**Policy 4.1.b:** The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings:*** The development is located within the City’s utility service area and will connect to the City’s potable water system.

## **Conservation & Open Space Element**

**Policy 1.2.a:**

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

**Policy 1.3.e:**

The City’s land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings:*** The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

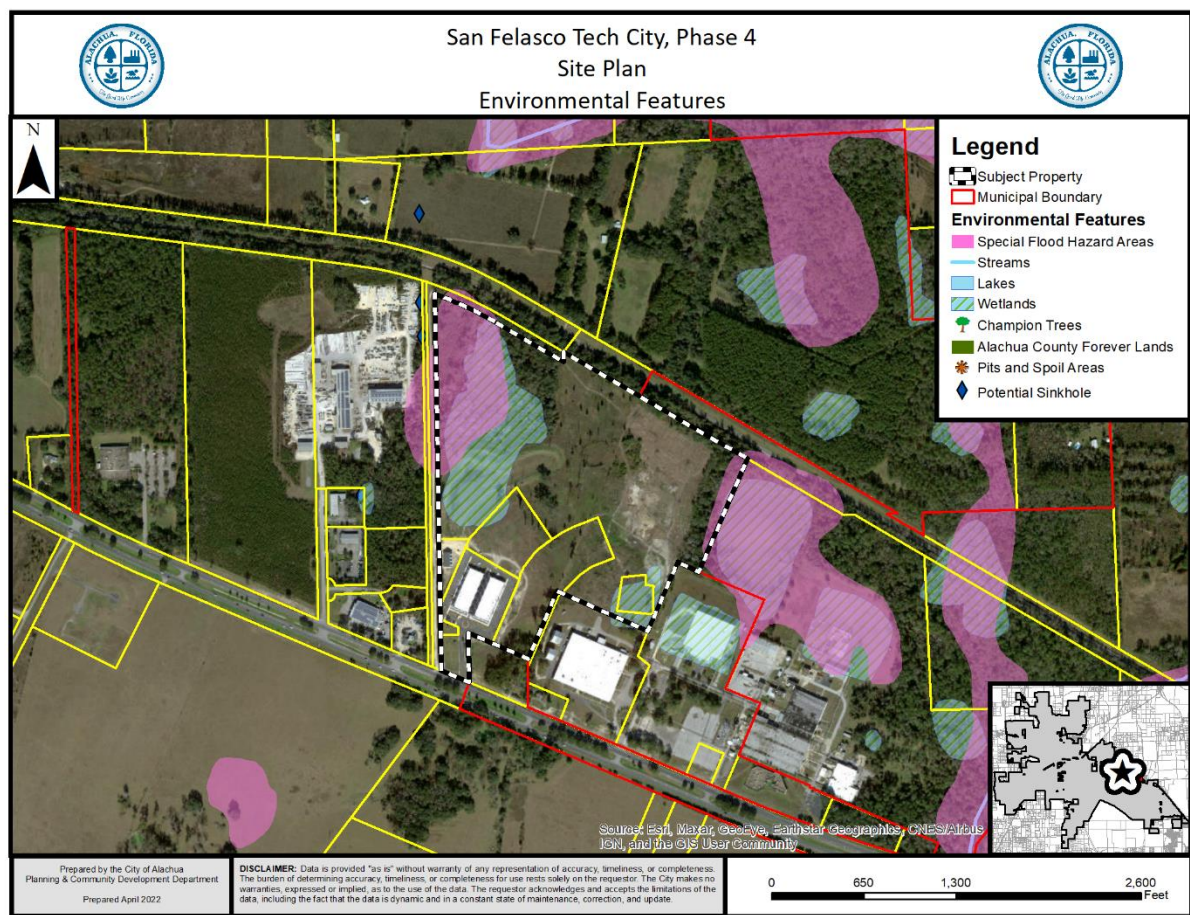
# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

**Evaluation:** Section 6.9.5 of the LDRs and Objective 1.10 of the Comprehensive Plan Conservation & Open Space Element (COSE) establish requirements for wetlands and wetland buffer areas. Wetland areas on the subject property have been field delineated in accordance with Chapter 62-340, Florida Administrative Code, which meets the requirements Policy 1.10.a of the COSE. In accordance with Policy 10.1.g, the development must maintain a 75 foot average, 50 foot minimum buffer around the wetland. The Site Plan depicts the boundary of these buffers, and indicated the minimum wetland buffer requirements will be met.

Map 2. Environmental Features



## **Strategic Ecosystems**

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## **Regulated Plant & Animal Species**

The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated April 22, 2022. The technical memorandum notes that: in general the site is currently occupied by successional habitats to include cleared ground, cleared ground with equipment storage, areas dominated by mowed pasture grasses with most of the site being covered with mowed Oldfield vegetation; there are no naturally occurring native plant habitats remaining within the Phase 4 area; and a listed species survey did not identify the presence of any gopher tortoises or other listed species within the Phase 4 area.

**Evaluation:** No species identified as endangered, threatened, or of special concern were observed on the subject property, nor was there any evidence of a species identified as endangered, threatened, or of special concern seen during a listed species survey. Therefore, there are presently no concerns regarding the protection of species identified as endangered, threatened, or of special concern.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

*Bivans Sand (2% - 5% slopes)*

*Hydrologic Group: C/D*

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

*Chibley (0% - 2% slopes)*

*Hydrologic Group: D*

This soil type is somewhat poorly drained and surface runoff is slow. This soil type poses severe limitation for dwellings, small commercial buildings, local roads, septic tanks.

*Fort Meade Fine Sand (0% - 5% slopes)*

*Hydrologic Soil Group: A*

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Millhopper Sand (0% - 5% slopes)*

*Hydrologic Soil Group: A*

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

*Monteocha Loamy Sand (0% - 2% slopes)*

*Hydrologic Soil Group: D*

This nearly level, poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer, and upper part of the subsoil, and moderately slow to moderate in the lower part. This soil has severe limitations for urban uses. Ponding and thick sandy texture severely restrict the soil for this use. Water is on or near the surface during much of the time.

*Tavares Sand (0% - 5% slopes)*

*Hydrologic Soil Group: A*

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

**Evaluation:** The area of the property proposed for development is primarily located within an area identified as Fort Meade Fine Sand, Millhopper Sand, and Tavares Sand. These soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicates that the subject property is in Flood Zone A (areas determined to



be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Since all proposed development is located within the portion of the property in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

### **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

**Evaluation:** There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zones**

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

**Evaluation:** The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

### **Historic Structures/Markers and Historic Features**

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### ***SITE PLAN STANDARDS***

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

**Evaluation & Findings:** The SFTC Phase 4 Site Plan proposing the construction of three (3) nonresidential buildings totaling ±88,413 square feet, 20 attached residential units, ten (10) single family residential units, a ±3,140 square foot neighborhood recreation center, and a ±1,044 square foot amenity center. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district. All proposed uses are identified as allowable uses in Table 4.1-1.

(3) ***Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** Section 4.3.1(A)(3) establishes Use-Specific Standards for single-family attached dwellings. These standards primarily relate to the orientation of the building (the building must be oriented to the street or face open space to the maximum extent practicable), the height of buildings when the use is located in the RSF-1, RSF-3, RSF-4, or RSF-6 zoning districts, and minimum setbacks from existing single-family residential uses. The proposed development is found to comply with the applicable Use-Specific Standards for single-family attached dwellings as set forth in Section 4.3.1(A)(3).

There are no Use-Specific Standards applicable to any of the other proposed uses.

(4) ***Development and Design Standards***

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards; *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards; *Section 6.3*, Fencing Standards; *Section 6.4*, Exterior Lighting Standards; *Section 6.7*, Open Space Standards; and *Section 6.9*, Environmental Protection Standards.

(5) ***Subdivision Standards***

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

**Evaluation & Findings:** No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) ***Complies with All Other Relevant Laws and Ordinances***

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

**Evaluation & Findings:** The application is consistent with all other relevant City ordinances and regulations.

## PUBLIC FACILITIES IMPACT

### Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>

Segment Number <sup>2,3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Comm	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.  
<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within .1 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].  
<sup>3</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation<sup>1</sup>

Land Use	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
Business Park (ITE Code 770)	1,100 (550/550)	119 (101/18)	102 (27/75)
Multifamily Housing (Mid-Rise) (ITE Code 221)	91 (45/46)	7 (2/5)	8 (5/3)
Single-Family Detached Housing (ITE Code 220)	94 (47/47)	7 (2/5)	9 (6/3)
<b>Total</b>	<b>1,285 (642/643)</b>	<b>133 (105/38)</b>	<b>119 (39/81)</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: ITE Code 770: AADT -1.74 trips per 1,000 square feet x 11,985 square feet (50% entering/50% exiting); AM Peak Hour - 0.17 trips per 1,000 square feet x 11,985 square feet (77% entering/23% exiting); PM Peak Hour -0.19 trips per 1,000 square feet x 11,985 square feet (27% entering/73% exiting); ITE Code 221: AADT - 4.54 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour - 0.35 trips per dwelling x 20 dwellings (26% entering/74% exiting); PM Peak Hour - 0.39 trips per dwelling x 20 dwellings (60% entering/40% exiting); ITE Code 220: AADT - 9.43 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour - 0.70 trips per dwelling x 20 dwellings (26% entering/74% exiting); PM Peak Hour - 0.94 trips per dwelling x 20 dwellings (63% entering/37% exiting).

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	Segment 4 (106) US 441 (from CR 25A East Intersection to SR 235) <sup>1</sup>
Average Annual Daily Trips	
Maximum Service Volume <sup>2</sup>	45,700
Existing Traffic <sup>3</sup>	18,230
Reserved Trips <sup>4</sup>	5,689
Available Capacity <sup>4</sup>	21,781
Increase/Decrease in Daily Trips Generated by Development <sup>5</sup>	1,100
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	<b>20,681</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>4</sup> Source: City of Alachua June 2022 Development Monitoring Report. <sup>5</sup> Trip Distribution: Segment 4 - 100%. <sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	Segment 4 (106) US 441 (from CR 25A East Intersection to SR 235) <sup>1</sup>
PM Peak Hour Trips	
Maximum Service Volume <sup>2</sup>	4,110
Existing Traffic <sup>3</sup>	1,732
Reserved Trips <sup>4</sup>	452
Available Capacity <sup>4</sup>	1,926
Increase/Decrease in PM Peak Hour Trips Generated by Development <sup>5</sup>	119
<b>Residual Capacity After Development's Impacts<sup>6</sup></b>	<b>1,807</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>4</sup> Source: City of Alachua June 2022 Development Monitoring Report. <sup>5</sup> Trip Distribution: Segment 4 - 100%. <sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.



## Potable Water Impacts

**Table 5. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,309,417
Reserved Capacity <sup>2</sup>	239,932
Available Capacity	750,651
Increase/Decrease in Potable Water Demand from Application <sup>3</sup>	22,629
<b>Residual Capacity</b>	<b>728,082</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>68.35%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2022 <sup>2</sup> City of Alachua June 2022 Development Monitoring Report <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code.	

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	758,000
Reserved Capacity <sup>2</sup>	269,932
Available Capacity	525,718
Increase/Decrease in Sanitary Sewer Demand from Application <sup>3</sup>	22,629
<b>Residual Capacity</b>	<b>503,089</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>66.46%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, April 2022 <sup>2</sup> City of Alachua June 2022 Development Monitoring Report <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code.	

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	43,024	7,851.88
Reserved Capacity <sup>2</sup>	36,992.38	6,751.11
Increase/Decrease in Demand Generated by Application <sup>3</sup>	1,366.90	249.46
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
<div>Sources:<div><div><div>1</div><div>University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).</div></div><div><div>2</div><div>City of Alachua June 2022 Development Monitoring Report.</div></div><div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996; City of Alachua Comprehensive Plan</div></div><div><div>4</div><div>New River Solid Waste Facility, April 2022.</div></div></div></div>		

**Evaluation:** The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	135.48
Acreage Required to Serve Existing Population <sup>2</sup>	53.78
Reserved Capacity <sup>1</sup>	5.10
Potential Demand Generated by Development <sup>3</sup>	0.38
<b>Residual Recreational Capacity After Impacts</b>	<b>76.22</b>
<b>Sources:</b> <sup>1</sup> City of Alachua June 2022 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2021</i> ; Policy 1.2.b, Recreation Element (Formula: 10,756 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 30 dwellings / [5 acres/1,000 persons])	

**Table 8b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	11.56 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.08 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.78 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>34.06%</b>
<sup>1</sup> Source: City of Alachua June 2022 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (0.38 acres) x 20%. <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

**Evaluation:** The development will increase the demand of recreational facilities by 0.38 acres, and will increase the demand of passive park space by 0.08 acres. It is anticipated that the development will not adversely affect the LOS of recreational facilities, and the impacts are therefore acceptable.

## **Public School Impacts**

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. Alachua County Public Schools staff responded to the review request on February 28, 2022 and indicated that capacity is available at the elementary, middle, and high school levels to accommodate impacts from the development.

**EXHIBIT “A”  
TO  
THE LASER INVESTMENT GROUP, LLC  
(SAN FELASCO TECH CITY PHASE 4)  
STAFF REPORT**

**CONDITIONS:**

1. The Applicant is aware and acknowledges that there currently is not sufficient water flow to the property to meet the minimum fire flow and fire duration requirements for the buildings depicted on the site plan. The City will not conduct any final inspection of any of the building associated with this Development Order unless and until the necessary water flow is available to the building(s) for the minimum fire flow and fire duration requirements. In order to meet the minimum fire flow and fire duration requirements, the Applicant agrees to do the following at the Applicant’s sole expense:
  - a. comply with each and every item listed in the letter dated May 31, 2022 from Silver “Chip” Ware, the Review/Fire Inspector with the Alachua County Fire Rescue for the San Felasco Tech City Phase 4 site plan (a copy of which is attached to this Staff Report as Exhibit “B.1.”) which may include, but is not limited to:
    - i. increasing the existing water meter size to 6-inches along with the corresponding piping for it; and
    - ii. providing a crossing of US Highway 441, installing a watermain of 12-inches or larger to tie into the 16 inch watermain (south of US Highway 441) to the 8-inch water main (north of US Highway 441); and
  - b. take all other steps necessary to meet the minimum fire flow and fire duration requirements for the buildings on the site plan.
2. The Applicant agrees that it shall address all comments provided by Silver “Chip” Ware, Plan Review/Fire Inspector, Alachua County Fire Rescue, as provided in a letter dated May 31, 2022. The Applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to scheduling the final inspection for any building associated with this Development Order.
3. The Applicant agrees that it shall address all comments provided by Christopher Potts, P.E., of JBPro, Inc., as provided in a letter dated July 5, 2022. The Applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order.
4. The Applicant acknowledges and agrees that the subject property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the “Areas”), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time the development connects to the water distribution system and at the time the



development connects to the wastewater collection system. No final inspection will be conducted or water or wastewater services provided until the fees have been paid to the City. The Applicant further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.

5. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
6. The Applicant agrees that Conditions 1 - 5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 - 6 as stated herein.

EXHIBIT “B”  
TO  
THE LASER INVESTMENT GROUP, LLC  
(SAN FELASCO TECH CITY PHASE 4)  
SITE PLAN  
STAFF REPORT

SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD



# Alachua County Fire Rescue

Harold Theus, Chief

May 31, 2022

RE: San Felasco Tech City  
Phase 4 Site Plan Revision 1  
Parcel 05844-004-001 and 05855-005-000

## **Exhibit "B.1." to San Felasco Tech City Phase 4 Staff Report**

Justin Tabor  
Principal Planner  
City of Alachua FL

Below are Plan Review Notes in accordance with the Florida Fire Prevention Code 7<sup>th</sup> Edition, after a review of the above listed project.

- 1 Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3
- 2 The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5
- 3 The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3
- 4 Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3  
Indicate on Plans location of Fire Hydrants.
- 5 Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.
- 6 Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific  
If needed contact Alachua County Fire Prevention to discuss this requirement.

6 Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

7 All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

Respectfully



Silver B Ware "Chip"  
Plan Reviewer/Fire Inspector  
PO Box 5038  
Gainesville Fl. 32627  
Office 352-384-3121  
Cell 352-494-3140  
[sware@alachuacounty.us](mailto:sware@alachuacounty.us)



Civil Engineering | Land Planning  
Surveying | Construction Services

Gainesville | St. Augustine

3530 NW 43rd Street  
Gainesville, FL 32606

July 5, 2022

Mr. Justin Tabor  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

**Re: San Felasco Tech City – Phase 4**

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint, however we had several very minor comments after reviewing the latest plan set.

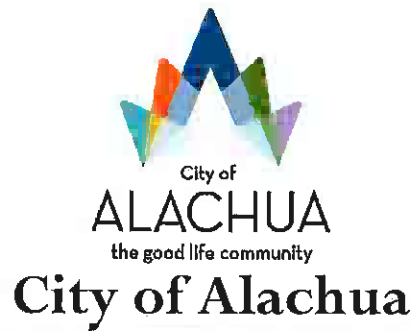
**C240 – Dimension Plan**

1. Suggest moving handicap sign to be behind the sidewalk in front of the club house.
2. Provide an ADA accessible curb cut ramp to the eastern leg of the roundabout to connect to the crosswalk.

Sincerely,

Christopher Potts, P.E.  
Director of Engineering, JBrown Professional Group Inc.





MIKE DAROZA  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

**INTER-OFFICE COMMUNICATION -**

**DATE:** June 29, 2022

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TP  
6/29/2022  
3

**RE:** San Felasco Tech City Phase 4 – Site Plan

Public Services has reviewed the subject project (May 02 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>Comment on Mar 16, 2022 Submittal</u></p> <p><u>Sheet C100</u></p> <p>Please add "SITE PLAN" to title in keeping with CoA naming convention.</p> <p>Please resubmit this sheet.</p> <p>Comment on May 2<sup>nd</sup> Submittal</p> <p>Approved</p>
2.	<p><u>Comment on Mar 16, 2022 Submittal</u></p> <p><u>Sheet C110</u></p> <p>General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water.</p> <p>Please note that the system as designed does not meet City of Alachua requirements.</p> <p>Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service</p>



NO.	COMMENTS
	<p>lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines are corporation stops, not gate valves .</p> <p>Thus, suggest that General Note 14 be modified as follows:</p> <p><b>"14. Unless otherwise shown or noted, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc..."</b></p> <p>Please <b>resubmit</b> this sheet.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p><b>Approved</b></p>
3	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General</b></p> <p>The reviewer noticed that there are no water &amp; wastewater details. Does the designer plan to include water &amp; wastewater details to the site plan set?</p> <p>Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead.</p> <p>Please <b>submit</b> response.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p><b>Approved</b></p>
4	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C410</b></p> <p>Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a DI fire line. Suggest changing.</p> <p>Please <b>resubmit</b> this sheet.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p><b>Approved</b></p>
5	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C410</b></p> <p><b>Wastewater Structure Schedule</b></p> <p>Manholes MH-31, MH-33, MH-35 and MH-36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design</p>

NO.	COMMENTS
	<p>practice to provide external drop box assemblies.</p> <p>Does the designer intend to do this? If so, how will this be implemented?</p> <p>Please <b>submit</b> response.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p><b>Approved</b></p>
6.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C420</b></p> <p>Right side of sheet: Keyed notes 4 &amp; 10 callouts appear to be reversed.</p> <p>Please evaluate.</p> <p>Please <b>resubmit</b> this sheet.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p><b>Approved</b></p>
7.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General</b></p> <p>The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code.</p> <p>But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site.</p> <p>If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because COAs hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary.</p> <p>Please <b>submit</b> response.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p>Duly Noted. COA defers to the Fire Examiner.</p> <p><b>No further action required</b> to address this comment.</p>

NO.	COMMENTS
8.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>Fire flow needs to be evaluated to ensure that adequate fire flow can be provided.</p> <p>Based upon the submitted information:</p> <p>Minimum fire flow is 1000 gpm.</p> <p>Coincident potable water (total of existing and Phase 4) is 219 gpm peak.</p> <p>Please confirm by <b>submitting</b> response.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p>COA hydraulic model assumes flow input into Tech City as 1219 gpm.</p> <p><b>No further action required</b>, except as requested by COA hydraulic modeler.</p>
9.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant.</p> <p>CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:</p> <p><b>Scenario 1:</b> Demonstrate that the existing fire hydrant near 441 delivers the required flow.</p> <p>The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system.</p> <p><b>Scenario 2:</b> CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City.</p> <p>The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure.</p> <p>The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm.</p> <p>Please <b>resubmit</b> response.</p>

NO.	COMMENTS
	<p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p>To reiterate Engineer's response, " pressure loss calculations will be <b>submitted</b> ASAP."</p>
10.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand.</p> <p>Please <b>submit</b> response.</p> <p><b>Comment on May 2<sup>nd</sup> Submittal</b></p> <p>Design engineer has agreed to upsize meter.</p> <p><b>Approved.</b></p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 28, 2022

Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On June 27, 2022, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of The Laser Investment Group, LLC for SFTC Phase 4. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

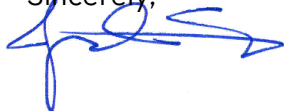
You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **July 12, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 28, 2022***. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, June 28, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, July 11, 2022***). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Mike DaRoza, City Manager (*by electronic mail*)  
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Principal Planner (*by electronic mail*)  
Mitch Glaeser, The Laser Investment Group, LLC (*by electronic mail*)  
Project File





June 24, 2022

Justin Tabor  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
P.O. Box 9  
Alachua, FL 32616

**Re: San Felasco Tech City Phase 4 Site Plan**

The applicant's responses to the Letter in regards to the third Project Assistance Team (PAT) review issued on June 20, 2022 are below.

**Previous Comments – 4/7/22 PAT Comments**

**1. Article 3, Zone Districts**

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

- i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): *“Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of nonresidential uses per acre shall be used for the preservation calculation.”* See attached sample exhibit.

**Remaining Issues:** The exhibit appears to include all planned dwellings and not just those previously permitted or proposed as part of Phase 4. The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

**RESPONSE: The exhibit has been revised accordingly.**

- ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): *“Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.”* See attached sample exhibit.

**Remaining Issues:** The exhibit calculates the project's density, but not the maximum gross density. Revise accordingly.

**RESPONSE: The exhibit has been revised accordingly.**

**2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

- a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

- (i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

**Remaining Issues:** Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86th Drive (Sheet C220); existing stop sign at intersection of NW 86th Drive and driveway east of east of Tech City Circle (Sheet C220).

**RESPONSE: Street name signs have been called out the referenced locations.**

- (ii) A detail of stop sign/street name signs.

**Remaining Issues:** Detail on Sheet C370 states "City Name". Signage should state "Street Name".

**RESPONSE: The detail has been revised to state "Street Name."**

- b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

**Remaining Issues:** Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

**RESPONSE: The sidewalk and ramp have been removed.**

**3. Section 6.8, Design Standards for Business Uses / Architectural Plans**

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed.

**RESPONSE: Please see revised architectural plans.**

- b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**Remaining Issues:** Renumbered Sheet A-02 references Building D.

**RESPONSE:** Please see revised architectural plans.

4. Miscellaneous

- a. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**Remaining Issues:** Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

**RESPONSE:** Please see revised tie-in design.

- b. Please clarify the proposed use of the 'public building'.

**Remaining Issues:** Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the 'public building' is as a 'neighborhood recreation center'. For consistency with the intended use and clarity of the use, please change all references to this building as the 'public building' to the 'neighborhood recreation center'.

**RESPONSE:** The building has been relabeled as "Neighborhood Recreation Center".

**Previous Comments – 5/2/2022 Resubmittal**

5. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

**Remaining Issues:** The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

**RESPONSE:** The handicap spaces have been relocated.

6. Concurrency Impact Analysis

- a. Project Impacts do not appear to include the 'public building'

**Remaining Issues:** Transportation and solid waste impacts do not include the 'public building'.

**RESPONSE:** Please see revised Concurrency Impact Analysis.

- b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the

correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

**Remaining Issues:** Comment was not addressed.

**RESPONSE:** Please see revised Concurrency Impact Analysis.

7. Miscellaneous

- a. C200 Series: Remove stormwater basin inlets and popoffs.

**Remaining Issues:** Inlets still shown.

**RESPONSE:** We always show inlets on our dimension plan series and will remain as shown.

**New Comments – 5/31/22 Resubmittal**

8. Article 3, Zone Districts

- a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.
  - i. Remove future Phase 5 site improvements from the exhibit.
  - ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.
  - iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

**RESPONSES:** Please see the revised exhibit.

9. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons;  $40 / 3 = 13.33$ ) and the maximum number of off-street parking spaces is 16 ( $13 \times 125\% = 16.25$ ). Please revise the parking calculations on Sheet C100 accordingly.

**RESPONSES:** The parking calculations table has been updated accordingly.

10. Public Services / Fire Rescue / Engineering Review Comments

- a. Comments from the Public Services Department are forthcoming.
- b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.
- c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

**RESPONSE:** All comments have been addressed. Please see responses below.

11. Miscellaneous

- a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

**RESPONSE: Please see revised parking calculations table.**

**Fire Rescue Comments**

1. Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3

**RESPONSE: Noted.**

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

**RESPONSE: Noted.**

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

**RESPONSE: Noted.**

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

**RESPONSE: Hydrants are provided in appropriate locations and distances from buildings.**

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.

**RESPONSE: This note has been added to the cover sheet.**

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

**RESPONSE: Noted.**

7. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

**RESPONSE: All FDC's are free standing and within 35 feet of fire hydrants.**

## **JBPro Comments**

### **C200 – Dimension Plan**

1. Please show dimensions on dumpster pad

**RESPONSE: A callout with the dumpster pad dimensions has been added.**

2. Please label retaining wall.

**RESPONSE: Retaining wall is now labelled.**

### **C220 – Dimension Plan**

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86<sup>th</sup> Drive due to the median. What control radii was utilized to determine how far south the median end was located.

**RESPONSE: The medians have been revised as necessary. A turn radius of 25' was used.**

2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

**RESPONSE: Additional details for the neighborhood recreation center will be provided at the time of the building permit application.**

### **C230 – Dimension Plan**

1. Signage for end of road does not appear to be located on subject parcel.

**RESPONSE: Per previous discussion with the City, the end of road sign is provided at the end of the road stubout on the adjacent property.**

### **C240 – Dimension Plan**

1. Please show sidewalk connections between amenities prior to final approval.

**RESPONSE: Amenities have been removed and will be submitted with a future site plan application.**

### **C320 – Paving, Grading and Drainage Plan**

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.

**RESPONSE: The sidewalk grading has been revised.**

2. Show spots on the handicap ramp on the east side of this sheet.

**RESPONSE: Spot elevations have been added to all handicap ramps.**



3. Please show spots on the dumpster pad.

**RESPONSE: Spot elevations are provided on the dumpster pad.**

4. Show site grading contours through open space around the buildings.

**RESPONSE: Site grading contours are provided in the open space around the buildings.**

5. Show top and bottom of wall elevations along the proposed retaining wall.

**RESPONSE: Top and bottom elevations of the retaining wall are now called out.**

### **C330 – Paving, Grading and Drainage Plan**

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.

**RESPONSE: Inlet has been relocated outside of the ADA parking space and access aisle.**

2. Show additional grading detail for the proposed building within the basin.

**RESPONSE: The FFE is shown, final details will be submitted at the time of the building permit application.**

3. Please provide spot elevations for the ramp outside of Building F.

**RESPONSE: Spot elevations are provided.**

4. Add grades to show cross slope of the Woonerf area and sidewalk around it.

**RESPONSE: Spot elevations have been added to the woonerf.**

5. Show site grading contours through open space around the buildings.

**RESPONSE: Site grading contours are shown in the open space around the buildings.**



## FY 2022 – San Felasco Tech City Phase - 4

PREPARED FOR: Rodolfo Valladares; Public Services Director

PREPARED BY: Eiman Abbas; Engineering

DATE: June 22, 2022

### Introduction

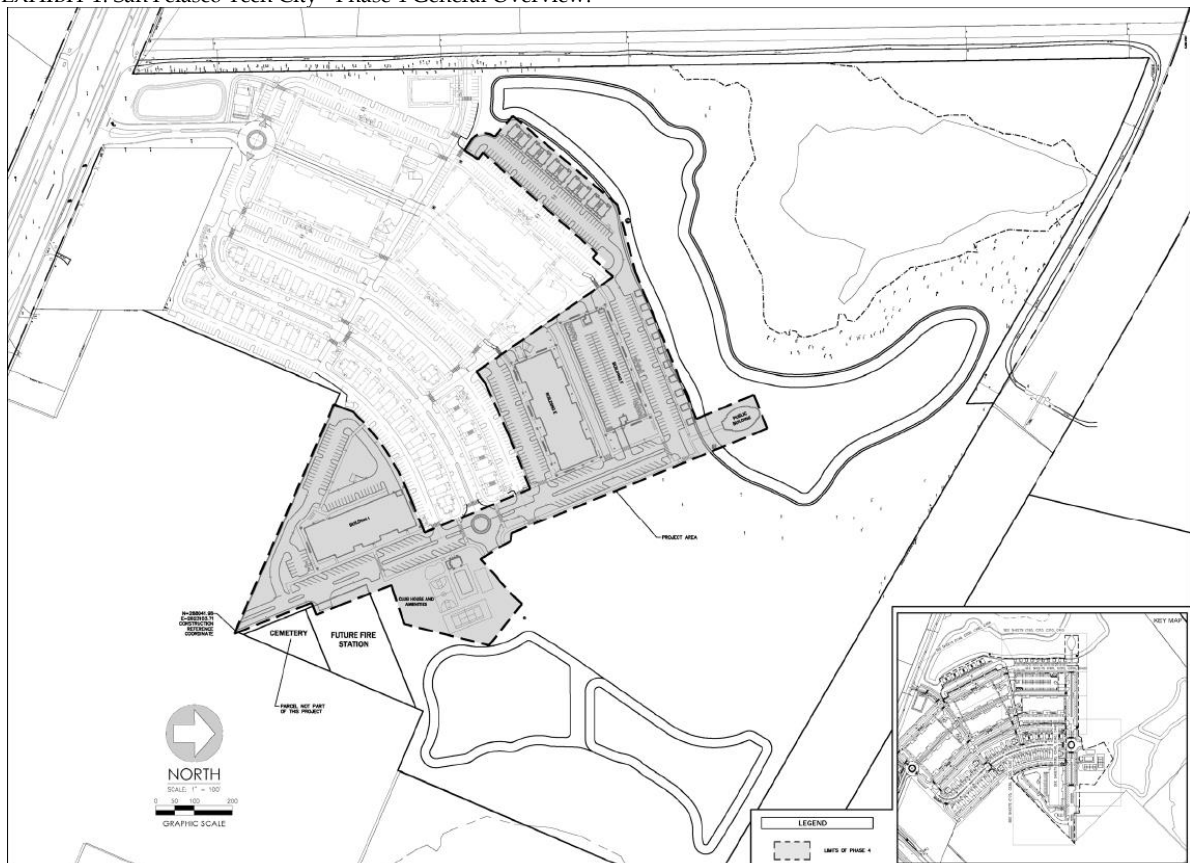
City has received a new Site Plan application from *EDA Consultants, Inc.* (Engineer) submitted on behalf of *The Laser Investment Group, LLC* for San Felasco Tech City - Phase 4; tax parcel numbers 05844-004-001 and 05855-005-000.

This memorandum provides an evaluation of recommendations and improvements necessary to facilitate the water supply and fire protection services for the San Felasco Tech City - Phase 4.

### Summary

San Felasco Tech City - Phase 4 proposes the construction of three (3) nonresidential buildings totaling  $\pm 87,861$  square feet, 20 attached residential units, ten (10) single family residential units, a clubhouse and amenity center, and a public building.

EXHIBIT 1: San Felasco Tech City - Phase 4 General Overview.



---

## Hydraulic Modeling

The City Water Utility supplies both domestic and fire protection demands. The water utility is designed to satisfy both objectives with reliability. To aid with this management, City maintains the City Potable Water Hydraulic Model (CPWHM).

The CPWHM is capable of performing complex engineering calculations to determine how the City water system functions. The CPWHM is used to model the effects of various changes to the existing water system and has been calibrated and supplemented by hydrant testing and field data. The CPWHM enables the City to simulate individual components and evaluate the system performance. The CPWHM allows for fire flow analysis to determine if the system can meet the fire flow demands while maintaining various pressure constraints. The City is able to enter constraints in order to determine how much fire flow is available at a hydrant, or proposed hydrant, while maintaining adequate system pressure.

City Engineer works closely with field engineers, operators, and designers to bridge the gap between model and reality. The model is continuously updated with GIS data and calibrated to allow for master planning level evaluations. The CPWHM can predict pressures, identify bottlenecks, and demonstrate the effectiveness of proposed solutions.

Utilizing the CPWHM, multiple scenarios were evaluated. Scenarios were created to reflect the proposed enhancements. A fire flow analysis was conducted for each scenario. The analysis required that the residual pressure within the City system remain at a minimum of 20 psi everywhere. Scenarios were evaluated using the extended period method, allowing a more comprehensive reflection of the system. With this type of method, values reflect the state of the modeled system at any particular time; for example, values change based directly on changes in time (demand, volume, etc); resulting with a better representation of the system's behavior.

## Assumption(s)

- Engineer has submitted a design that meets San Felasco Tech City performance requirements, local, and regulator standards, etc.
- All utility work and projects included for San Felasco Tech City - Phase 4 are constructed and operational as per the City-approved construction documents.
- As defined by Engineer, the San Felasco Tech City - Phase 4 fire flow requirement is 1,000 gallons per minute (gpm).

Note, the evaluated enhancements and design criteria, provided by the City, are defined at the point of connection at the City utility. Engineer is responsible to provide a design that meets their client's needs.

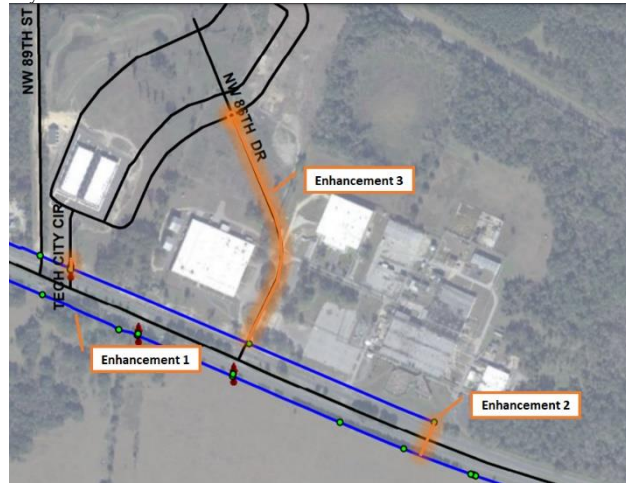
## Analysis

Given that the San Felasco Tech City - Phase 4 is a new development, the site is vacant of water utilities. As a result, new water lines will need to be constructed and improvements to the existing infrastructure will be necessary to meet the design goals.

The following enhancements have been submitted by the Engineer to address new piping and improvement needs. The water master plan concept for Phase 4 is as follows:

- 1) **Enhancement 1:** increase the existing water meter size to 6-inches and corresponding piping.
- 2) **Enhancement 2:** provide crossing of US 441 (12-inches or larger watermain). tie the 16-inch watermain (south of US 441) to the 8-inch watermain (north of US 441).
- 3) **Enhancement 3:** extend the watermain (i.e. 8-inches) from US 441 through Phoenix Commercial Park.

EXHIBIT 2: San Felasco Tech City Phase 4 Enhancement Overview.



These enhancements minimize dead ends (i.e. eliminate the radial feed), increase water pressure, and improve water quality within the City service area. These enhancements result with a loop network for this development and adjacent properties.

## Overview Summary and Findings

With this understanding of the San Felasco Tech City water distribution master plan, the City performed an analysis of these enhancements. The exhibit below, EXHIBIT 3, summarizes the findings from the CPWHM. The hydraulic analysis shows that the fire flow requirement of 1,000 gpm is achieved within the arterial line.

City approves the water distribution enhancements as represented within this memorandum. Engineer shall design and provide construction documents that incorporate and reflect these enhancements.

Construction of these enhancements shall be performed in sequential order. For example: the construction schedule shall sequence the completion of Enhancement 2 in its entirety prior to the startup/supply from Enhancement 3.

The City will coordinate and align current City efforts to extend the watermain from US 441 through Phoenix Commercial Park (i.e. Enhancement 3) with the Developer.



EXHIBIT 3: San Felasco Tech City - Phase 4 Evaluated Summary.



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 20, 2022

*Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)*

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Third Project Assistance Team (PAT) Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On May 31, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a neighborhood recreation center on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on May 31, 2022 was submitted to address the PAT review comments issued to you in a letter dated May 18, 2022 and as discussed during a PAT meeting held on April 12, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request. **Please note, comments from the Public Services Department are forthcoming.**

Pursuant to Resolution 20-13, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. Please note, **if an additional PAT review is required, a surcharge of 25% of the Site Plan application fee (Site Plan application fee - \$2,700.00; 25% surcharge - \$675.00) will be assessed for the additional PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.**

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, June 30, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

### **Previous Comments - 4/7/22 PAT Comments**

#### **1. Article 3, Zone Districts**

- a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) - (e) shall be met.

An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

- i. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): “*Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.*” See attached sample exhibit.

***Remaining Issues:*** The exhibit appears to include all *planned* dwellings and not just those *previously permitted* or *proposed as part of Phase 4*. The calculations should only include those previously permitted or proposed as part of Phase 4. Revise accordingly.

- ii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): “*Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.*” See attached sample exhibit.

***Remaining Issues:*** The exhibit calculates the project’s density, but not the maximum gross density. Revise accordingly.

#### **2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

- a. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:
  - (i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

***Remaining Issues:*** Add street name sign to callout of: stop sign at intersection of Building F parking garage northern ingress/egress and NW 86<sup>th</sup> Drive (Sheet C220); existing stop



sign at intersection of NW 86<sup>th</sup> Drive and driveway east of east of Tech City Circle (Sheet C220).

(ii) A detail of stop sign/street name signs.

**Remaining Issues:** Detail on Sheet C370 states “City Name”. Signage should state “Street Name”.

- b. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86<sup>th</sup> Drive but does not provide a connection to the opposite side of the street.

**Remaining Issues:** Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86<sup>th</sup> Drive to the adjacent property.

3. Section 6.8, Design Standards for Business Uses / Architectural Plans

- a. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed.

- b. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**Remaining Issues:** Renumbered Sheet A-02 references Building D.

4. Miscellaneous

- a. Please update the tie-in of NW 86<sup>th</sup> Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**Remaining Issues:** Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

- b. Please clarify the proposed use of the ‘public building’.

**Remaining Issues:** Staff has discussed with the applicant that a more accurate designation of the use of the building identified in the plans as the ‘public building’ is as a ‘neighborhood recreation center’. For consistency with the intended use and clarity of the use, please change all references to this building as the ‘public building’ to the ‘neighborhood recreation center’.

## Previous Comments – 5/2/2022 Resubmittal

5. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible

space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

**Remaining Issues:** The applicant's response states, "Handicap spaces have been added to the residential area". A second handicap space was added, but each handicap space is located at the end of the parking row and is not located as close as possible to elevators, ramps, walkways and entrances as required by Section 6.1.9(B). Please address.

6. Concurrency Impact Analysis

- a. Project Impacts do not appear to include the 'public building'

**Remaining Issues:** Transportation and solid waste impacts do not include the 'public building'.

- b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

**Remaining Issues:** Comment was not addressed.

7. Miscellaneous

- a. C200 Series: Remove stormwater basin inlets and popoffs.

**Remaining Issues:** Inlets still shown.

## New Comments – 5/31/22 Resubmittal

8. Article 3, Zone Districts

- a. Sheet C115: the exhibit demonstrating compliance with Section 3.5.2(F)(2)(a) – (e) shall be met (Sheet C115) should not include future phases.
- i. Remove future Phase 5 site improvements from the exhibit.
  - ii. Delete Phase 5 from the matrix showing all phases for which a final development order has been granted.
  - iii. Suggest adding a line which calculates the total commercial square footage and number of residential dwellings for all previously permitted and presently proposed phases.

9. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. The minimum number of off-street parking spaces for the clubhouse is 13 spaces (1 space per 3 persons design capacity – 40 persons;  $40 / 3 = 13.33$ ) and the maximum number of off-street parking spaces is 16 ( $13 \times 125\% = 16.25$ ). Please revise the parking calculations on Sheet C100 accordingly.

10. Public Services / Fire Rescue / Engineering Review Comments

- a. Comments from the Public Services Department are forthcoming.

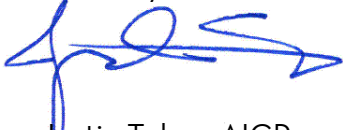
- b. Please review and address the comments provided by Chip Ware, Alachua County Fire Rescue Plans Examiner/Fire Inspector, in a letter dated May 31, 2022.
- c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated June 16, 2022.

11. Miscellaneous

- a. Sheet C100: Add a parenthesis after "Total Proposed (Includes On-Street Parking" in the Parking Calculations Table.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Mike DaRoza, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Principal Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File

June 16, 2022

Mr. Justin Tabor  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

**Re: San Felasco Tech City – Phase 4**

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

**C200 – Dimension Plan**

1. Please show dimensions on dumpster pad
2. Please label retaining wall.

**C220 – Dimension Plan**

1. Concern regarding turning radii for vehicle making a left turn from Tech City Circle to NW 86<sup>th</sup> Drive due to the median. What control radii was utilized to determine how far south the median end was located.
2. Please provide additional information on the pavilion located within the basin. Provide width on walkway and details on the type of material which will be utilized.

**C230 – Dimension Plan**

1. Signage for end of road does not appear to be located on subject parcel.

**C240 – Dimension Plan**

1. Please show sidewalk connections between amenities prior to final approval.

**C320 – Paving, Grading and Drainage Plan**

1. The sidewalk in the northeast corner near the ADA space is at a higher elevation than the finished floor elevation. Recommend lowering if possible.
2. Show spots on the handicap ramp on the east side of this sheet.
3. Please show spots on the dumpster pad.
4. Show site grading contours through open space around the buildings.

5. Show top and bottom of wall elevations along the proposed retaining wall

**C330 – Paving, Grading and Drainage Plan**

1. Relocate stormwater inlet from the ADA access aisle on the east end of the row of parking in front of the Stilt Houses.
2. Show additional grading detail for the proposed building within the basin.
3. Please provide spot elevations for the ramp outside of Building F.
4. Add grades to show cross slope of the Woonerf area and sidewalk around it.
5. Show site grading contours through open space around the buildings.

Sincerely,



Christopher Potts, P.E.

Director of Engineering, JBrown Professional Group Inc.



# **Alachua County Fire Rescue**

Harold Theus, Chief

May 31, 2022

RE: San Felasco Tech City  
Phase 4 Site Plan Revision 1  
Parcel 05844-004-001 and 05855-005-000

Justin Tabor  
Principal Planner  
City of Alachua FL

Below are Plan Review Notes in accordance with the Florida Fire Prevention Code 7<sup>th</sup> Edition, after a review of the above listed project.

- 1 Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3
- 2 The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5
- 3 The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3
- 4 Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3  
Indicate on Plans location of Fire Hydrants.
- 5 Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA1 Section 16.4.3.1.3 Place this Code Section and language on plans.
- 6 Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific  
If needed contact Alachua County Fire Prevention to discuss this requirement.



6 Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

7 All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

Respectfully



Silver B Ware "Chip"  
Plan Reviewer/Fire Inspector  
PO Box 5038  
Gainesville Fl. 32627  
Office 352-384-3121  
Cell 352-494-3140  
[sware@alachuacounty.us](mailto:sware@alachuacounty.us)





May 31, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**Re: Response to Planning Assistance Team (PAT) Summary:  
San Felasco Tech City (SFTC) Phase 4 Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on May 18, 2022 are below.

**Previous Comments – 4/7/22 PAT Comments**

**1. Article 3, Zone Districts**

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

**Remaining Issues:** An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

i. The exhibit notes 30 attached units to the west of Building D and does not include or identify the ten (10) units to the west of Building F.

**RESPONSE: Label has been corrected to identify 20 units west building D and 10 units west of building F.**

ii. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): "Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of nonresidential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of nonresidential uses per acre shall be used for the preservation calculation." See attached sample exhibit.

**RESPONSE: Calculation for non-residential SF is provided in the table of sheet C115.**

iii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): "Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District." See attached sample exhibit.

**RESPONSE: Calculation for maximum gross residential is provided in the table of sheet C115.**

iv. The exhibit does not include a matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order as required by Section 3.5.2(F)(2)(d)(ii): "Site plans and preliminary plats which include residential development in the CP District shall provide: a matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order." See attached sample exhibit.

**RESPONSE: Table with the previously approved phases are included in the sheet C115.**

v. The exhibit does not include a calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii), as required by Section 3.5.2(F)(2)(d)(iii): Site plans and preliminary plats which include residential development in the CP District shall provide: a calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii) ." See attached sample exhibit.

**RESPONSE: Calculation for preserved area is provided in the table of sheet C115.**

**2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

**Remaining Issues:**

(i) The dimensions of the loading area for Building I are not consistent with Section 6.1.7(B) which requires each off-street loading space to have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

(ii) A loading area is not designated for Building F.

**RESPONSE: Loading areas are shown in the revised plans.**

b. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Include calculations for office lab space (1 space / 350 square feet of floor area) under Footnote \*\*\*\*.

**RESPONSE: Parking table has been revised.**

c. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

**RESPONSE: Parking table has been revised.**

d. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

**RESPONSE: Parking table has been revised.**

e. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total minimum number of parking spaces is 851 spaces.

**RESPONSE: Parking table has been revised.**

f. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total maximum number of parking spaces is 1,066 spaces.

**RESPONSE: Parking table has been revised.**

g. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

**Remaining Issues:** Applicant did not respond to comment. Based upon Staff's review, the 31 'on-street parking spaces' are in addition to the 'total proposed' and cause the maximum number of permitted parking spaces to be exceeded. Please address.

**RESPONSE: Parking table has been revised.**

h. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

**Remaining Issues:**

(i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.

(ii) A detail of stop sign/street name signs.

(iii) Stop signs are not shown in areas of Phases 2 and 3 where new intersections are proposed. Ensure proper traffic control is added where needed.

(iv) Sheets C210, C330: Please label Tech City Circle and NW 86th Drive.

(v) Sheets C220, C340: Please label Tech City Circle.

(vi) Sheets C230, C240, C350, C360: Please label NW 86th Drive.

**RESPONSE: Road names and street signs have been added to the plans.**

i. Intersection of Tech City Circle and driveway north of Building F;

**Remaining Issues:** Comment was not addressed.

**RESPONSE: Road names and street signs have been added to the plans.**

ii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

**Remaining Issues:** Stop sign and bar not added south of the intersection.

**RESPONSE: Road names and street signs have been added to the plans.**

i. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

**Remaining Issues:** Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86th Drive to the adjacent property.

**RESPONSE: Road names and street signs have been added to the plans.**

### 3. Section 6.2, Tree Protection & Landscaping Standards

#### a. Perimeter Buffers

##### i. Please identify the required and provided perimeter buffer type and option.

**Remaining Issues:** It appears a Type A Option 2 buffer has been applied for the SE perimeter buffer adjacent to Phoenix and a Type A Option 1 buffer has been applied for the North buffer. The notes above the perimeter buffers table only state the requirements for a Type A Option 2 buffer. Please clarify the type of buffer utilized in the perimeter buffer table.

**RESPONSE:** The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes. Both provided Type A buffers are utilizing Option 1.

### 4. Section 6.8, Design Standards for Business Uses / Architectural Plans

#### a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed. Glazing calculations were not provided for either façade. The south elevation of Building I clearly does not provide a minimum 15% of glazing.

**RESPONSE:** Glazing calculation are provided with the revised architectural plans.

#### b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed.

**RESPONSE:** Architectural plans have been revised to provide the required massing.

#### c. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

**Remaining Issues:** Comment was not addressed.

**RESPONSE:** Architectural plans have been revised.

#### d. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**Remaining Issues:** Comment was not addressed.

**RESPONSE:** Architectural plans have been revised.

#### e. Total number of architectural sheets are inconsistent through the architectural plans.

**Remaining Issues:** Comment was not addressed.

**RESPONSE:** Architectural plans have been revised.

### 5. Miscellaneous

#### a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

**Remaining Issues:** The applicant's response states, "Letter was included with the combined Archeological Information". As discussed during the April 12, 2022 PAT Meeting, a copy of the Historical Cemetery Form dated 2-26-2021 was included, however, no acknowledgement of

receipt by the DHR was included with the materials. Please submit documentation from DHR acknowledging receipt of the Historical Cemetery Form.

**RESPONSE: The documentation from DHR will be submitted separately.**

- b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**Remaining Issues:** Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

**RESPONSE: Connection to the NW 86<sup>th</sup> Drive has been updated.**

- c. Please clarify the proposed use of the 'public building'.

**Remaining Issues:** Several instances remain throughout the plans referring to the building as "Public Building". Please address.

**RESPONSE: Public Building will be utilized as an event center.**

- d. Please add the street names as assigned by Alachua County E911 to the plans.

**Remaining Issues:** Please ensure all sheets where private streets are shown are appropriately labelled.

**RESPONSE: Street names have been added to the plans.**

- e. Suggest labelling Buildings A – D on overall plan sheets.

**Remaining Issues:** Existing buildings not labelled on Sheets C300 or Sheet C400.

**RESPONSE: Labels of buildings have been added to the plans.**

- f. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

**Remaining Issues:** The applicant's response stated, "Noted". City Staff contacted Alachua County Fire Rescue Staff, who confirmed they have not been contacting regarding this matter. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

**RESPONSE: As part of the phase 2 approved plan the gate was approved for emergency access only. The gate is provided with a knox box to be used by the Emergency services.**

## 6. Concurrency Impact Analysis

- a. No demand for public building shown for potable water and sanitary sewer.

**Remaining Issues:** Comment was not addressed.

**RESPONSE: Concurrency impact analysis has been updated.**

## 7. Minor Comments

- a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.

**Remaining Issues:** The trip generation table was deleted from Sheet C100 but the comment remains applicable to the Concurrency Impact Analysis.

**RESPONSE: Trip generation has been corrected.**

- b. Please add match lines to detailed plan sheets.

**Remaining Issues:** Match lines were added, however, a key map was not included for all plan series. Please include either a key map or label the applicable sheet numbers on match lines.

**RESPONSE: Key map has been added.**

New Comments – 5/2/2022 Resubmittal

8. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

a. Sheet C100: Parking calculations for the “Phase 4 Commercial (Light Manufacturing)” use type is incorrect. Based upon the square footage stated on Sheet C100 (87,561 square feet), the minimum required number of parking spaces is 234 spaces and the maximum permitted is 293 spaces (25,500 square feet / 1 space per 350 square feet = 73 spaces + 4,600 square feet / 1 space per 1,000 square feet = 5 spaces. 73 spaces + 5 spaces = 78 spaces. 78 spaces x 3 buildings = 234 spaces.) Please note these numbers will change if the square footage of commercial uses on Sheet C100 is not correct. Revise the parking calculations accordingly.

**RESPONSE: Parking calculations have been updated.**

b. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

**RESPONSE: Handicap spaces have been added to the residential area.**

9. Concurrency Impact Analysis

a. Project Impacts do not appear to include the ‘public building’

**RESPONSE: Concurrency impact analysis has been updated.**

b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the ‘public building’.

**RESPONSE: SF have been updated in cover sheet.**

10. Public Services / Fire Rescue / Engineering Review Comments

a. Comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.

b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated May 16, 2022.

**RESPONSE: Noted.**

11. Miscellaneous

a. Sheet C100: Development Information – Address is incorrect.

**RESPONSE: Address has been corrected**

b. Sheet C100: Leader to project area is not labeled.

**RESPONSE: Leader has been corrected.**

c. Sheet C240: A note has been added to the sheet which states, "Note: Exact dimensions of recreation areas are subject to change at the time of construction. This potentially conflicts with the provisions of Section 2.4.9(H) which states that a site plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, including but not limited to minor deviations in the size of a structure, or minor deviations of the dimensions of improvements may be administratively granted by the LDR Administrator or designee. Please revise the note to state "Exact dimensions of recreation areas may be amended, subject to the provisions of Section 2.4.10(H) of the City of Alachua LDRs."

**RESPONSE: Note has been corrected as requested.**

d. C200 Series: Remove stormwater basin inlets and popoffs.

**RESPONSE: C200 series are dimension plans which are essentially the horizontal control of the proposed improvements, and they always include the location of existing and proposed structures.**

e. SheetA201: The label of the North Elevation – Building E overlaps with the elevation of the South Elevation – Building F.

**RESPONSE: Plans have been revised.**

#### JBPro Comments

##### **C120 - Overall Development Plan**

1. Nearest handicap space to multi-family dwellings is an excessive distance away. Please add spaces to provide ADA access to the multi-family dwellings.

**RESPONSE: An ADA space has been added for access to the multi-family dwellings.**

2. Handicap accessibility and sidewalk locations will need to be shown for the club house and amenities prior to final approval.

**RESPONSE: ADA spaces and accessible sidewalks are provided.**

##### **C130 – Overall Tree Clearing, Erosion & Sedimentation Control Plan**

1. Freeze existing spot elevations and other miscellaneous items that show up on this sheet.

**RESPONSE: Please see revised sheet.**

2. Revise silt fence labels.

**RESPONSE: Please see revised sheet.**

3. Match line shown on master demo plan does not appear to denote the demo sheets.

**RESPONSE: Please see revised sheets.**

##### **C140 – Demolition, Tree Clearing and Erosion Control Plan**

1. Silt fence should be removed from the basins.

**RESPONSE: Silt fence must be within the basin for the area behind the proposed stilt homes. It has been removed from the basin in all other locations.**

##### **C150 – Demolition, Tree Clearing and Erosion Control Plan**

1. Plan shows a piece of rip-rap in the basin side slope. Is this to be removed?

**RESPONSE: This was proposed rip rap, it has been frozen on this sheet.**



2. Silt fence is shown to go through the tree barricade. Please revise.

**RESPONSE: Silt fence has been revised.**

**C170 – Demolition, Tree Clearing and Erosion Control Plan**

1. There is a dashed box adjacent to the parking spaces. Please provide a label or remove from sheet.

**RESPONSE: This box has been removed.**

**C200 – Dimension Plan**

1. No handicap added near multi-family buildings. Handicap access should be provided at the nearest entry point to buildings where possible.

**RESPONSE: ADA space has been provided for the multi-family buildings.**

2. Sidewalk label shows a 5.01' wide sidewalk. Please revise to 5' if this is the design intention.

**RESPONSE: Sidewalk label has been corrected.**

3. Note that with vehicle overhang and the building columns being directly on the back edge of the sidewalk, it may be difficult to maintain access. Suggest widening sidewalks.

**RESPONSE: Noted.**

**C210 – Dimension Plan**

1. What is reasoning for some stop bars to be 24" and some to be 12".

**RESPONSE: All stop bars shall be 24".**

2. Label detectable warning

**RESPONSE: All ramps are labelled.**

3. Typo on "Angled" parking spaces along E side

**RESPONSE: Typo has been corrected.**

4. Label striping at entrance to the parking lot under Building F. Is this going to be a one way drive? If so, label as such and provide proper signage.

**RESPONSE: Striping is labeled, both entrances will be two-way.**

5. Revise disabled parking striping under Building F. Symbol is drawn too large for the spot.

**RESPONSE: Please see revised sheet.**

6. Label the aisle widths under building F.

**RESPONSE: Dimensions have been added.**

7. Please dimension bike rack pads.

**RESPONSE: Dimensions have been added.**

8. Will a dumpster pad be utilized for the multi-family apartments?

**RESPONSE: A dumpster is shown for multi-family and single family homes.**

9. There is a conflict between the silt fence and the residential buildings. Please adjust the location of the silt fences.

**RESPONSE: The silt fence has been relocated outside of the proposed buildings.**

#### **C220 – Dimension Plan**

1. Will striping be provided in the “loading area”? If so, please specify.

**RESPONSE: No striping is proposed in the loading areas.**

2. What is reasoning for some stop bars to be 24” and some to be 12”.

**RESPONSE: All stop bars shall be 24”.**

3. Will column be placed in front of door in the southwest corner of the building? Please dimension space between door and column to ensure enough clearance.

**RESPONSE: The columns do not block the front of the door.**

4. Concerns regarding handicap access to building E. Previous comment stated disabled parking at Building F would suffice, however there does not appear to be an efficient accessible path.

**RESPONSE: An ADA accessible path is provided on the south side of the building.**

5. Previous comment stated to provide control radii for the left turn from parking south of Building F to the north. This turn appears to be very tight due to the small radii on the median and how far out the median comes. Please provide control radii for this turn or reasonable assurance that vehicles can make this turn.

**RESPONSE: Please clarify which turn this is referring to, preferably with street names that are now shown. There is now parking directly south of Building F.**

6. Please dimension bike rack pads.

**RESPONSE: Dimensions have been added.**

7. Dimension radii on dumpster pad.

**RESPONSE: Dimensions have been added.**

#### **C230 – Dimension Plan**

1. What is reasoning for the termination of road to be on an angle? Suggest ending road perpendicular for easier constructability during this phase and future phases.

**RESPONSE: Noted.**

2. Suggest providing limerock base at end of road to prevent erosion.

**RESPONSE: The road extends all the way to the property line.**

3. Place appropriate end of road signage at end of roadway.

**RESPONSE: Signage has been added.**

4. Dimension radii on dumpster pad.

**RESPONSE: Dimensions have been added.**

5. Will striping be provided in the “loading zone”? If so, please clarify.

**RESPONSE: No striping will be provided in the loading zone.**

6. Please dimension bike rack pads.

**RESPONSE: Dimensions have been added.**

#### **C240 – Dimension Plan**

1. Provide necessary roundabout signage.

**RESPONSE: Signage has been added.**

2. Please show sidewalk connections between amenities prior to final approval.

**RESPONSE: Noted.**

#### **C320 – Paving, Grading and Drainage Plan**

1. Cross slope of southern driveway to the multifamily units is far too steep. Please revise.

**RESPONSE: Please see revised grading.**

2. Mitered end should come in perpendicular to basin side slope.

**RESPONSE: This is not a requirement, but mitered end sections are shown in ideal locations and are perpendicular where feasible.**

3. Rip Rap and mitered end section should be at the bottom of the pond.

**RESPONSE: Please see revised mitered end section.**

4. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.

**RESPONSE: Existing parking lot spots have been added.**

5. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

**RESPONSE: Additional spots have been added to all crosswalks.**

6. Please verify spot elevation at top of S-104 to ensure it is consistent with table.

**RESPONSE: Spot elevation has been corrected.**

7. Please provide contours for grading of all grassed areas, particularly between proposed buildings and basin.

**RESPONSE: Contours for all grassed areas will be provided in the final plans.**

8. Provide additional spots along sidewalk connection to the parking lot to the northeast.

**RESPONSE: Spot elevations have been added.**

#### **C330 – Paving, Grading and Drainage Plan**

1. Show foundations of houses to show that they are not within the basin.

**RESPONSE: The stilt homes will be raised off the ground and will not have foundations within the basin. Please see architectural plans.**

2. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

**RESPONSE: Additional spots have been added to all crosswalks.**

3. Please show ramp at the handicap spaces to show the access to the sidewalk.

**RESPONSE: ADA ramp has been added.**

4. Ramps at northeast corner of the site do not have any grades. Please provide grades on the ramp and crosswalk to show compliance.

**RESPONSE: Spot elevations have been added.**

5. Provide additional grading detail and spots on public building and sidewalk leading up to it.

**RESPONSE: Spot elevations have been added.**

6. Mitered end should come in perpendicular to basin side slope.

**RESPONSE: This is not a requirement, but mitered end sections are shown in ideal locations and are perpendicular where feasible.**

7. Rip Rap and mitered end section should be at the bottom of the pond.

**RESPONSE: Mitered end section has been moved to the pond bottom.**

8. Comment response stated that road south of Building F “now labeled as Woonerf” is existing. Are driveway aprons and sidewalks proposed? If not, please differentiate hatching to clarify.

**RESPONSE: No driveway aprons are proposed.**

9. Please provide additional spot elevations at entrances to parking garages to show slope of pavement.

**RESPONSE: Spot elevations have been added.**

10. Verify 153.08 spot on southeast corner of sheet view. This does not appear to reflect flow patterns of site.

**RESPONSE: Please see revised grading.**

11. Show spot elevations where asphalt ties into “Woonerf”

**RESPONSE: Spot elevations have been added.**

#### **C340 – Paving, Grading and Drainage Plan**

1. Maximum rise of ramp is 6” without handrails. Revise ramp south of Building E.

**RESPONSE: Ramps have been revised.**

2. Provide spot elevations on ramp just north of existing parking lot.

**RESPONSE: Spot elevations have been added.**

3. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.

**RESPONSE: Existing parking lot spot elevations have been added.**

4. Verify that crosswalks have a cross slope of under 2.0%. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

**RESPONSE: Additional spots have been added to all crosswalks.**

#### **C350 – Paving, Grading and Drainage Plan**

1. Provide additional spots along roadway on east of sheet to demonstrate cross slopes.

**RESPONSE: Additional spot elevations have been added.**

2. Will angled parking closest to driveway to Bldg. I be flush? If so, provide wheel stops to protect sidewalk.

**RESPONSE: No, spot elevations are provided to indicate the 6" step up sidewalk.**

3. What is reasoning behind inconsistent cross slope through entrance driveway to Building I?

**RESPONSE: Please see revised grading.**

4. Maximum rise of ramp is 6" without handrails. Revise ramp near open area in center of parking lot.

**RESPONSE: Ramps have been revised.**

5. Spot near dumpster pad is difficult to read, please clarify grading of dumpster pad.

**RESPONSE: Spot elevations have been cleaned up for clarity.**

#### **C360 – Paving, Grading and Drainage Plan**

1. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

**RESPONSE: Additional spots have been added to all crosswalks.**

2. Several spot elevations are overlapping and illegible

**RESPONSE: Spot elevations have been cleaned up for clarity.**

3. Significant amount of water will flow off the south part of the future roundabout. Suggest grading so that there is not much runoff

**RESPONSE: Noted.**

4. Provide spots at top of curb cut ramps to show ada compliance.

**RESPONSE: Spots are provided at the top of ramps.**

#### **C370 – Details**

1. Please provide detail for paving of the "Woonerf"

**RESPONSE: A detail for the woonerf has been added.**

2. Please provide detail for the raised concrete median

**RESPONSE: There are no raised concrete medians. The proposed medians will utilize the typical 6" curb detail.**

3. Please provide detail for the Removable Bollards

**RESPONSE: The bollard product is now specified in the callout.**

4. Please provide detail for the roundabout pavers

**RESPONSE: The roundabout shall utilize the same detail as the woonerf paving.**

#### **C420 – Utility Plan**

1. Provide additional detail on service to public detail prior to final approval

**RESPONSE: Noted.**

#### **Fire Rescue Comments**

1. Water supplies capable of supplying the required fire flow for fire protection shall be provided that complies with NFPA 1 Section 18.3.

**RESPONSE: Noted.**

2. The minimum Fire flow and flow duration requirements for one and two family dwellings shall be 1000 GPM for 1 hour. NFPA 1 Section 18.4.5

**RESPONSE: Noted.**

3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings comply with NFPA 1 Section 18.4.5.3

**RESPONSE: Noted.**

4. Fire Hydrants shall be provided in locations to buildings and distances between Fire Hydrants that comply with NFPA 1 Section 18.5.2/18.5.3 Indicate on Plans location of Fire Hydrants.

**RESPONSE: Fire hydrants are provided within the required distance from buildings and other hydrants and are indicated on the utility plans.**

5. Where underground water mains and hydrants are to be provided they shall be install, completed and is service prior to commencing construction work on any structure. NFPA 1 Section 16.4.3.1.3 Place this Code Section and language on plans.

**RESPONSE: This language and code section has been added to the cover sheet. See item 12 in the development information table.**

6. Completion of the water mains and hydrants may be on an alternate schedule approved by the AHJ. NFPA 1 Section 16.4.3.1.3.1 Florida Specific If needed contact Alachua County Fire Prevention to discuss this requirement.

**RESPONSE: Noted.**

7. Submittal indicate mitigation work on the water supply infrastructure that supply fire flow. Provide flow testing as outlined in AWWA M17 after completion of mitigation work to verify fire flows comply with NFPA 1 Section 18.3. Contact City of Alachua Public Services and Alachua County Fire Prevention to witness on site testing. Code reference NFPA 1 Section 1.4.7

**RESPONSE: Flow testing will be provided upon availability.**

8. All Fire Department Connections to Fire Sprinkler Systems and Stand Pipes shall be free standing and within 35 feet of a Fire Hydrant.

**RESPONSE: Noted, please see utility plans.**



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 17, 2022

*Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)*

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Resubmittal #1: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On May 2, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on May 2, 2022 was submitted to address the PAT review comments issued to you in a letter dated April 7, 2022 and as discussed during a PAT meeting held on April 12, 2022.

Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request. **Please note, comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.**

You were notified in a letter dated April 27, 2022 that pursuant to Resolution 20-13 application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. The aforementioned letter also noted that pursuant to the provisions of Resolution 20-13 any additional PAT reviews would require a surcharge of 25% of the Site Plan application fee (Site Plan application fee - \$2,700.00; 25% surcharge - \$675.00). **The second PAT review has been completed, and it has been determined that an additional (third) PAT review will be required. Therefore, a resubmittal fee equal to 25% of the application fee (\$675) will be assessed for the third PAT review. This resubmittal fee must be paid prior to any further review of the application.**

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, May 31, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.



Please address the following:

### **Previous Comments - 4/7/22 PAT Comments**

#### **1. Article 3, Zone Districts**

- a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) - (e) shall be met.

***Remaining Issues:*** An exhibit (Sheet C115) has been submitted, however, the following items must be addressed:

- i. The exhibit notes 30 attached units to the west of Building D and does not include or identify the ten (10) units to the west of Building F.
- ii. The exhibit does not calculate the area to be preserved for non-residential uses as set forth in Section 3.5.2(F)(2)(c)(ii): *“Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.”* See attached sample exhibit.
- iii. The exhibit does not calculate the maximum gross residential density as required by Section 3.5.2(F)(2)(d)(i): *“Site plans and preliminary plats which include residential development in the CP District shall provide: A calculation of the maximum gross residential density which is permitted within the CP District.”* See attached sample exhibit.
- iv. The exhibit does not include a matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order as required by Section 3.5.2(F)(2)(d)(ii): *“Site plans and preliminary plats which include residential development in the CP District shall provide: a matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order.”* See attached sample exhibit.
- v. The exhibit does not include a calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii), as required by Section 3.5.2(F)(2)(d)(iii): *Site plans and preliminary plats which include residential development in the CP District shall provide: a calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii)."* See attached sample exhibit.

#### **2. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

- a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

***Remaining Issues:***

- (i) The dimensions of the loading area for Building I are not consistent with Section 6.1.7(B) which requires each off-street loading space to have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

(ii) A loading area is not designated for Building F.

- b. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Include calculations for office lab space (1 space / 350 square feet of floor area) under Footnote \*\*\*\*.

- c. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

- d. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

- e. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total minimum number of parking spaces is 851 spaces.

- f. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**Remaining Issues:** Based upon the revised parking calculations shown on the plans submitted on 5/2/2022, the total maximum number of parking spaces is 1,066 spaces.

- g. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking - 'on-street' and 'off-street' - shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

**Remaining Issues:** Applicant did not respond to comment. Based upon Staff's review, the 31 'on-street parking spaces' are in addition to the 'total proposed' and cause the maximum number of permitted parking spaces to be exceeded. Please address.

- h. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway

intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

***Remaining Issues:***

- (i) Stop sign call outs at street intersections were not updated to note that street name signs shall be included.
- (ii) A detail of stop sign/street name signs.
- (iii) Stop signs are not shown in areas of Phases 2 and 3 where new intersections are proposed. Ensure proper traffic control is added where needed.
- (iv) Sheets C210, C330: Please label Tech City Circle and NW 86<sup>th</sup> Drive.
- (v) Sheets C220, C340: Please label Tech City Circle.
- (vi) Sheets C230, C240, C350, C360: Please label NW 86<sup>th</sup> Drive.

- i. Intersection of Tech City Circle and driveway north of Building F;

***Remaining Issues:*** Comment was not addressed.

- ii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

***Remaining Issues:*** Stop sign and bar not added south of the intersection.

- i. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86<sup>th</sup> Drive but does not provide a connection to the opposite side of the street.

***Remaining Issues:*** Comment was not addressed. See Sheet C230, near the parking lot driveway connection for Building I and the continuation of NW 86<sup>th</sup> Drive to the adjacent property.

3. Section 6.2, Tree Protection & Landscaping Standards

a. Perimeter Buffers

- i. Please identify the required and provided perimeter buffer type and option.

***Remaining Issues:*** It appears a Type A Option 2 buffer has been applied for the SE perimeter buffer adjacent to Phoenix and a Type A Option 1 buffer has been applied for the North buffer. The notes above the perimeter buffers table only state the requirements for a Type A Option 2 buffer. Please clarify the type of buffer utilized in the perimeter buffer table.

4. Section 6.8, Design Standards for Business Uses / Architectural Plans

- a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed. Glazing calculations were not provided for either façade. The south elevation of Building I clearly does not provide a minimum 15% of glazing.

- b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**Remaining Issues:** Comment was not addressed.

- c. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

**Remaining Issues:** Comment was not addressed.

- d. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**Remaining Issues:** Comment was not addressed.

- e. Total number of architectural sheets are inconsistent through the architectural plans.

**Remaining Issues:** Comment was not addressed.

#### 5. Miscellaneous

- a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

**Remaining Issues:** The applicant's response states, "Letter was included with the combined Archeological Information". As discussed during the April 12, 2022 PAT Meeting, a copy of the Historical Cemetery Form dated 2-26-2021 was included, however, no acknowledgement of receipt by the DHR was included with the materials. Please submit documentation from DHR acknowledging receipt of the Historical Cemetery Form.

- b. Please update the tie-in of NW 86<sup>th</sup> Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**Remaining Issues:** Comment was not addressed. The approved site plan for the adjacent property may be provided for coordination purposes upon request.

- c. Please clarify the proposed use of the 'public building'.

**Remaining Issues:** Several instances remain throughout the plans referring to the building as "Public Building". Please address.

- d. Please add the street names as assigned by Alachua County E911 to the plans.

**Remaining Issues:** Please ensure all sheets where private streets are shown are appropriately labelled.

- e. Suggest labelling Buildings A - D on overall plan sheets.

**Remaining Issues:** Existing buildings not labelled on Sheets C300 or Sheet C400.

- f. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89<sup>th</sup> Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

**Remaining Issues:** The applicant's response stated, "Noted". City Staff contacted Alachua County Fire Rescue Staff, who confirmed they have not been contacting regarding this matter. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

6. Concurrency Impact Analysis

- a. No demand for public building shown for potable water and sanitary sewer.

**Remaining Issues:** Comment was not addressed.

7. Minor Comments

- a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.

**Remaining Issues:** The trip generation table was deleted from Sheet C100 but the comment remains applicable to the Concurrency Impact Analysis.

- b. Please add match lines to detailed plan sheets.

**Remaining Issues:** Match lines were added, however, a key map was not included for all plan series. Please include either a key map or label the applicable sheet numbers on match lines.

## **New Comments - 5/2/2022 Resubmittal**

8. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. Sheet C100: Parking calculations for the "Phase 4 Commercial (Light Manufacturing)" use type is incorrect. Based upon the square footage stated on Sheet C100 (87,561 square feet), the minimum required number of parking spaces is 234 spaces and the maximum permitted is 293 spaces (25,500 square feet / 1 space per 350 square feet = 73 spaces + 4,600 square feet / 1 space per 1,000 square feet = 5 spaces. 73 spaces + 5 spaces = 78 spaces. 78 spaces x 3 buildings = 234 spaces.) Please note these numbers will change if the square footage of commercial uses on Sheet C100 is not correct. Revise the parking calculations accordingly.
- b. Section 6.1.9(B) states that parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. The accessible space located within the parking lot for the attached units is located at the end of the parking row and away from all buildings. Please address.

9. Concurrency Impact Analysis

- a. Project Impacts do not appear to include the 'public building'
- b. The square footage of commercial uses is inconsistent with the summary of commercial uses provided by the engineer of record by email on May 16, 2022. Please confirm the correct square footage is used for all proposed nonresidential uses, including the pavilion building and the 'public building'.

10. Public Services / Fire Rescue / Engineering Review Comments

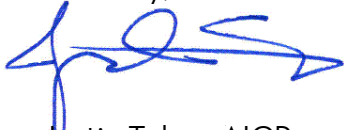
- a. Comments from the Public Services Department and Alachua County Fire Rescue are forthcoming and will be provided to you upon receipt from each party.
- b. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated May 16, 2022.

11. Miscellaneous

- a. Sheet C100: Development Information - Address is incorrect.
- b. Sheet C100: Leader to project area is not labeled.
- c. Sheet C240: A note has been added to the sheet which states, "Note: Exact dimensions of recreation areas are subject to change at the time of construction. This potentially conflicts with the provisions of Section 2.4.9(H) which states that a site plan may only be amended or extended only in accordance with the procedures and standards established for its original approval, provided however that minor structural, material, or dimensional modifications, including but not limited to minor deviations in the size of a structure, or minor deviations of the dimensions of improvements may be administratively granted by the LDR Administrator or designee. Please revise the note to state "Exact dimensions of recreation areas may be amended, subject to the provisions of Section 2.4.10(H) of the City of Alachua LDRs."
- d. C200 Series: Remove stormwater basin inlets and popoffs.
- e. SheetA201: The label of the North Elevation - Building E overlaps with the elevation of the South Elevation - Building F.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Mike DaRoza, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Principal Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File

May 16, 2022

Mr. Justin Tabor  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

**Re: San Felasco Tech City – Phase 4**

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

**C120 - Overall Development Plan**

1. Nearest handicap space to multi-family dwellings is an excessive distance away. Please add spaces to provide ADA access to the multi-family dwellings.
2. Handicap accessibility and sidewalk locations will need to be shown for the club house and amenities prior to final approval.

**C130 – Overall Tree Clearing, Erosion & Sedimentation Control Plan**

1. Freeze existing spot elevations and other miscellaneous items that show up on this sheet.
2. Revise silt fence labels.
3. Match line shown on master demo plan does not appear to denote the demo sheets.

**C140 – Demolition, Tree Clearing and Erosion Control Plan**

1. Silt fence should be removed from the basins.

**C150 – Demolition, Tree Clearing and Erosion Control Plan**

1. Plan shows a piece of rip-rap in the basin side slope. Is this to be removed?
2. Silt fence is shown to go through the tree barricade. Please revise.

**C170 – Demolition, Tree Clearing and Erosion Control Plan**

1. There is a dashed box adjacent to the parking spaces. Please provide a label or remove from sheet.



### **C200 – Dimension Plan**

1. No handicap added near multi-family buildings. Handicap access should be provided at the nearest entry point to buildings where possible.
2. Sidewalk label shows a 5.01' wide sidewalk. Please revise to 5' if this is the design intention.
3. Note that with vehicle overhang and the building columns being directly on the back edge of the sidewalk, it may be difficult to maintain access. Suggest widening sidewalks.

### **C210 – Dimension Plan**

1. What is reasoning for some stop bars to be 24" and some to be 12".
2. Label detectable warning
3. Typo on "Angled" parking spaces along E side
4. Label striping at entrance to the parking lot under Building F. Is this going to be a one way drive? If so, label as such and provide proper signage.
5. Revise disabled parking striping under Building F. Symbol is drawn too large for the spot.
6. Label the aisle widths under building F.
7. Please dimension bike rack pads.
8. Will a dumpster pad be utilized for the multi-family apartments?
9. There is a conflict between the silt fence and the residential buildings. Please adjust the location of the silt fences.

### **C220 – Dimension Plan**

1. Will striping be provided in the "loading area"? If so, please specify.
2. What is reasoning for some stop bars to be 24" and some to be 12".
3. Will column be placed in front of door in the southwest corner of the building? Please dimension space between door and column to ensure enough clearance.
4. Concerns regarding handicap access to building E. Previous comment stated disabled parking at Building F would suffice, however there does not appear to be an efficient accessible path.
5. Previous comment stated to provide control radii for the left turn from parking south of Building F to the north. This turn appears to be very tight due to the small radii on the median and how far out the median comes. Please provide control radii for this turn or reasonable assurance that vehicles can make this turn.
6. Please dimension bike rack pads.
7. Dimension radii on dumpster pad.

**C230 – Dimension Plan**

1. What is reasoning for the termination of road to be on an angle? Suggest ending road perpendicular for easier constructability during this phase and future phases.
2. Suggest providing limerock base at end of road to prevent erosion.
3. Place appropriate end of road signage at end of roadway.
4. Dimension radii on dumpster pad.
5. Will striping be provided in the “loading zone”? If so, please clarify.
6. Please dimension bike rack pads.

**C240 – Dimension Plan**

1. Provide necessary roundabout signage.
2. Please show sidewalk connections between amenities prior to final approval.

**C320 – Paving, Grading and Drainage Plan**

1. Cross slope of southern driveway to the multifamily units is far too steep. Please revise.
2. Mitered end should come in perpendicular to basin side slope.
3. Rip Rap and mitered end section should be at the bottom of the pond.
4. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
5. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
6. Please verify spot elevation at top of S-104 to ensure it is consistent with table.
7. Please provide contours for grading of all grassed areas, particularly between proposed buildings and basin.
8. Provide additional spots along sidewalk connection to the parking lot to the northeast.

**C330 – Paving, Grading and Drainage Plan**

1. Show foundations of houses to show that they are not within the basin.
2. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.
3. Please show ramp at the handicap spaces to show the access to the sidewalk.

4. Ramps at northeast corner of the site do not have any grades. Please provide grades on the ramp and crosswalk to show compliance.
5. Provide additional grading detail and spots on public building and sidewalk leading up to it.
6. Mitered end should come in perpendicular to basin side slope.
7. Rip Rap and mitered end section should be at the bottom of the pond.
8. Comment response stated that road south of Building F “now labeled as Woonerf” is existing. Are driveway aprons and sidewalks proposed? If not, please differentiate hatching to clarify.
9. Please provide additional spot elevations at entrances to parking garages to show slope of pavement.
10. Verify 153.08 spot on southeast corner of sheet view. This does not appear to reflect flow patterns of site.
11. Show spot elevations where asphalt ties into “Woonerf”

#### **C340 – Paving, Grading and Drainage Plan**

1. Maximum rise of ramp is 6” without handrails. Revise ramp south of Building E.
2. Provide spot elevations on ramp just north of existing parking lot.
3. Show existing parking lot spots or contours to ensure that there is adequate room to return to grade between curbs, particularly where there is a grass strip of less than a foot.
4. Verify that crosswalks have a cross slope of under 2.0%. Please provide spot elevations on either sides of each crosswalk to demonstrate compliance.

#### **C350 – Paving, Grading and Drainage Plan**

1. Provide additional spots along roadway on east of sheet to demonstrate cross slopes.
2. Will angled parking closest to driveway to Bldg. I be flush? If so, provide wheel stops to protect sidewalk.
3. What is reasoning behind inconsistent cross slope through entrance driveway to Building I?
4. Maximum rise of ramp is 6” without handrails. Revise ramp near open area in center of parking lot.
5. Spot near dumpster pad is difficult to read, please clarify grading of dumpster pad.

#### **C360 – Paving, Grading and Drainage Plan**

1. Verify that crosswalks have a cross slope of under 2.0%. It appears that crosswalk on the W side of the site may exceed 2% per the spots shown. Please

provide spot elevations on either sides of each crosswalk to demonstrate compliance.

2. Several spot elevations are overlapping and illegible
3. Significant amount of water will flow off the south part of the future roundabout.  
Suggest grading so that there is not much runoff
4. Provide spots at top of curb cut ramps to show ada compliance.

**C370 – Details**

1. Please provide detail for paving of the “Woonerf”
2. Please provide detail for the raised concrete median
3. Please provide detail for the Removable Bollards
4. Please provide detail for the roundabout pavers

**C420 – Utility Plan**

1. Provide additional detail on service to public detail prior to final approval

Sincerely,

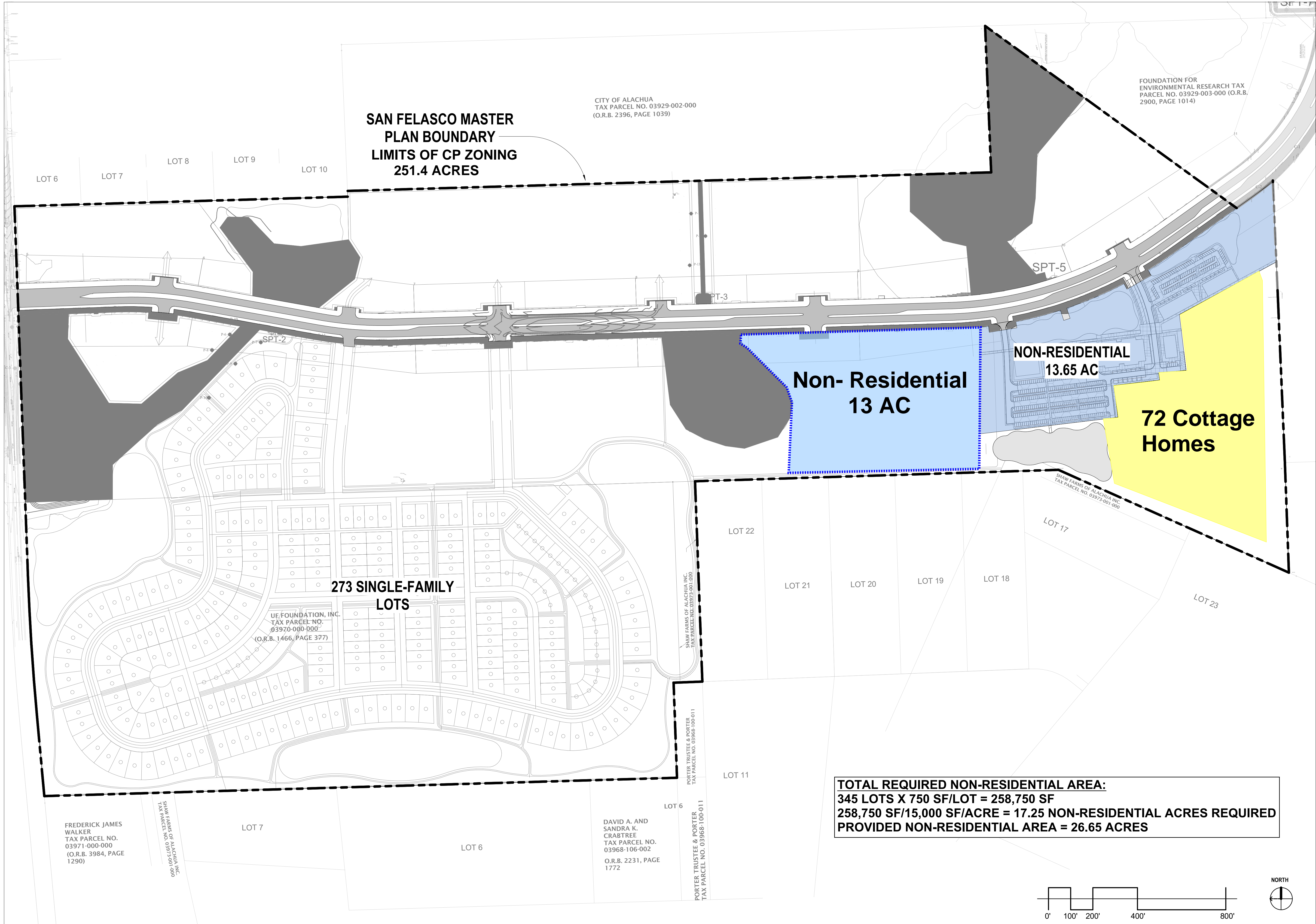


Christopher Potts, P.E.

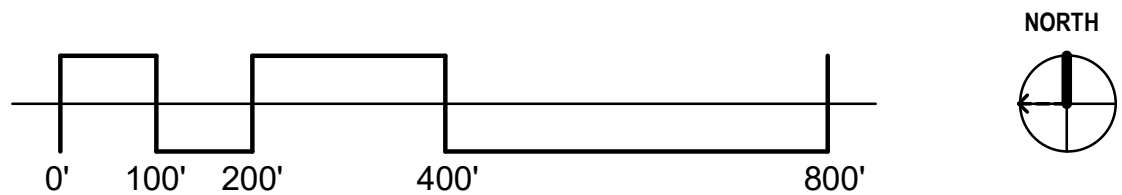
Director of Engineering, JBrown Professional Group Inc.



9/17/2021 4:12:59 PM BIM360/San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt



**TOTAL REQUIRED NON-RESIDENTIAL AREA:**  
345 LOTS X 750 SF/LOT = 258,750 SF  
258,750 SF/15,000 SF/ACRE = 17.25 NON-RESIDENTIAL ACRES REQUIRED  
PROVIDED NON-RESIDENTIAL AREA = 26.65 ACRES



**1 SAN FELASCO MASTER PLAN**  
1" = 200'-0"

**Perkins&Will**

1315 Peachtree St NE  
Atlanta, GA 30309  
t 404.873.2300  
f 404.892.5823  
www.perkinswill.com

**SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:**  
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

**CALCULATION:**  
273 UNITS X 750 SF = 204,570 SF  
204,570 SF /15,000 SF = 13.65 AC

**PROPOSED:**  
273 SINGLE-FAMILY LOTS  
13.70 AC (596,772 SF)

**PROJECT**  
**SAN FELASCO ECO PARK MOMENTUM LABS**  
ALACHUA COUNTY, FLORIDA

**DEVELOPER**  
**CONCEPT COMPANIES**

**CONCEPT DEVELOPMENT, INC**  
5200 NW 43RD STREET  
SUITE 102-381  
GAINESVILLE, FL 32606  
(352) 333-3233

**KEYPLAN**

**DATE**  
09/17/2021

**TITLE**  
**OVERALL ZONING EXHIBIT**

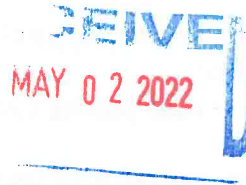
**SHEET NUMBER**  
**L00-00-10**

© 2020 Perkins and Will



May 2, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
PO Box 9  
Alachua, FL 32616



**Re: Response to Planning Assistance Team (PAT) Summary:  
San Felasco Tech City (SFTC) Phase 4 Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on April 7, 2022 are below.

**1. Completeness Review Comments**

a. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted. Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s), similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

**RESPONSE: A Memo updating the Environmental report is included with the resubmittal.**

**2. Article 3, Zone Districts**

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

**RESPONSE: Zoning Standards are included on sheet C120.**

**3. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

**RESPONSE: Loading areas are now indicated. Please see revised sheets C200 through C240.**

b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.

**RESPONSE: The area between Buildings E and F is intended primarily for pedestrians and not proposed for a driveway. Labels and legend have been added to the plans to clarify.**

c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

d. The 'public building' is not accounted for within parking calculations.

**RESPONSE: Please see revised parking calculations.**

e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).

**RESPONSE: Please see revised parking calculations.**

f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.

**RESPONSE: Please see revised parking calculations.**

l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

**RESPONSE: Please see revised parking calculations.**

m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

- i. Intersection of Tech City Circle and driveway between Buildings D and F;
- ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
- iii. Intersection of Tech City Circle and driveway north of Building F;
- iv. Intersection of NW 86th Drive and the ingress/egress to parking structure below Building F;
- v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F; **These area between building are pedestrian paths therefore a stop bar or sign is not needed.**
- vi. Intersection of driveway between Buildings E and F and NW 86th Drive;



vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

**RESPONSE: Stop signs and stop bars have been added across the entire project area. Road names have been added to the plans.**

n. Please tally the number of each set of angled parking spaces along NW 86th Drive.

**RESPONSE: Angled parking counts are now provided.**

o. Consider connecting the following sidewalks:

- i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;
- ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;
- iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.

**RESPONSE: Sidewalks and crosswalks have been added as requested.**

p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

**RESPONSE: The crosswalk has been added.**

#### 4. Section 6.2, Tree Protection & Landscaping Standards

##### a. Tree Mitigation

i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.

**RESPONSE: Per the direction given on April 12th by Justin Tabor, City of Alachua Principal Planner, plantings that were once required by LDC, but no longer apply due to proposed improvements of Phase 4 may be reduced from the required relocation total. Our analysis has identified 7 canopy trees that were required as part of Phase 2's parking lot perimeter and 6 understory trees that were required for Phase 2's norther site perimeter buffer that are no longer required, and therefore can be eliminated. The remaining site required trees and mitigation required trees in need of replacement have been added in the Landscape Plans, sheet L-202 through L-205.**

##### b. Parking Lot Landscaping

i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.

**RESPONSE: The parking area east of Building E has been added to the 'Parking Lot Landscape Requirements' chart and calculations on sheet L-201, Landscape Key Sheet, Calculations, and notes, with the required and proposed number of trees.**

ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.

**RESPONSE:** The 100 percent Florida Friendly landscaping reduction has been removed from the 'Parking Lot Landscape Requirements' chart and calculations, sheet L-201, Landscape Key Sheet, Calculations, and notes.

c. Parking Lot Buffer Landscaping

i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.

**RESPONSE:** Proposed trees per the Parking Lot Buffer Landscaping requirement for Parking Area 'H' have been revised to be adjacent to curbed and paved areas.

d. Perimeter Buffers

i. Please identify the required and provided perimeter buffer type and option.

**RESPONSE:** The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes.

ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.

**RESPONSE:** The 'Site Perimeter Buffers' chart and calculations have been revised to indicate a Type A buffer required along the eastern perimeter adjacent to Phoenix, sheet L-201, Landscape Key Sheet, Calculations, and notes.

e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

**RESPONSE:** The total landscape area and the total open space area have been added to the 'Landscape Area' chart, sheet L-201, Landscape Key Sheet, Calculations, and notes.

5. Section 6.4, Exterior Lighting Standards / Photometric Plans

a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.

**RESPONSE:** Light fixtures have been shifted and/or eliminated in order to bring down the maximum value in parking lots to be less than or equal to 5 fc. Please see revised photometric plans.

b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.

**RESPONSE:** B. Light fixtures have been shifted and/or eliminated in order to lower the maximum or raise the minimum in order to reduce the maximum to minimum ratio to be less than or equal to 10:1. Please see revised photometric plans.

c. Please label the buildings on the photometric plans.

**RESPONSE:** C. Building labels have been brought into the photometric plan. Please see revised photometric plans.

6. Section 6.8, Design Standards for Business Uses / Architectural Plans

a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

**RESPONSE: Please see revised architectural plans.**

b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**RESPONSE: Please see revised architectural plans.**

c. Please include architectural plans for the 'public building'.

**RESPONSE: Please see revised architectural plans.**

d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

**RESPONSE: Please see revised architectural plans.**

e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**RESPONSE: Please see revised architectural plans.**

f. Total number of architectural sheets are inconsistent through the architectural plans.

**RESPONSE: Please see revised architectural plans.**

## 7. Miscellaneous

a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

**RESPONSE: Letter was included with the combined Archaeological information.**

b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**RESPONSE: Please see revised plans.**

c. Please clarify the proposed use of the 'public building'.

**RESPONSE: The public building is intended as a community center. Label has been revised.**

d. Please add the street names as assigned by Alachua County E911 to the plans.

**RESPONSE: Street names have been added to the plans.**

e. Suggest placing a dumpster pad(s) near the proposed residential buildings.

**RESPONSE: Noted.**

f. Suggest labelling Buildings A – D on overall plan sheets.

**RESPONSE: Buildings from previous phases are now labelled on overall development plan.**

g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

**RESPONSE: Noted.**

h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.

**RESPONSE: Noted.**

**8. Concurrency Impact Analysis**

a. The ITE Trip Code utilized for Phase 2 was Code 770 – Business Park – which appears to be a more applicable land use category than ITE Code 710 – General Office Building. Please utilize this code instead of ITE Code 710 – General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.

**RESPONSE: Please see revised calculations.**

b. Existing demand from Phases 1 – 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

d. No demand for public building shown for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.

**RESPONSE: Please see revised calculations.**

**9. Public Services / Fire Rescue / Engineering Review Comments**

a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.

**RESPONSE: Noted.**

b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.

**RESPONSE: Noted.**

c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.

**RESPONSE: Noted.**

**10. Minor Comments**

a. Sheet C100: Please relabel “AVG” as “ADT” throughout the trip generation table.

**RESPONSE: Please see revised trip generation table.**

b. Sheet C100: The correct title of the ILW zoning district is “Light & Warehouse Industrial”. Please correct the vicinity map legend.

**RESPONSE: Please see revised vicinity map legend.**

c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.

**RESPONSE: Industrial General has been added to the vicinity map legend.**

d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.

**RESPONSE: Please see revised vicinity map.**

e. Please add match lines to detailed plan sheets.

**RESPONSE: Match lines have been added to plan sheets.**

### **Public Services Comments**

1. Sheet C100: Please add “SITE PLAN” to title in keeping with CoA naming convention.

**RESPONSE: “Site Plan” has been added to the project name.**

2. Sheet C110: General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water. Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines; are corporation stops, not gate valves. Thus, suggest that General Note 14 be modified as follows: "14. Unless otherwise shown or noted, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc..." Please resubmit this sheet.

**RESPONSE: Please see revised utility plan.**

3. General: The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please submit response.

**RESPONSE: Water and sewer details have been added. Please see new sheet C460.**

4. Sheet C410: Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a 1)1 fire line. Suggest changing. Please resubmit this sheet.

**RESPONSE: Keyed notes have been corrected.**

5. Sheet C410: Wastewater Structure Schedule. Manholes MII 31, MII 33, MII 35, and MII 36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please submit response.

**RESPONSE: This was intended to reduce the amount of required excavation for construction of service laterals. The invert elevations are only greater than 2 feet for proposed service laterals.**

6. Sheet C420: Right side of sheet: Keyed notes 4 & 10 callouts appear to be reversed. Please evaluate. Please resubmit this sheet.

**RESPONSE: Callouts have been corrected.**

7. General: The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because CoA's hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please submit response.

**RESPONSE: An additional fire hydrant has been added. Please see revised utility plan.**

8. General: Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:

Scenario 1: Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system.

Scenario 2: CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please resubmit response.

**RESPONSE: Flow test have been requested and will be submitted as soon as we received them. As part of the project a water loop will be constructed to connect to the existing water 16" water line running along US441 to provide for the required demand (potable and fire). The proposed route is shown in the exhibit included with the submittal.**

9. General: The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please submit response.

**RESPONSE: Noted, the meter will be upsized with this phase.**

#### **Fire Examiner Comments**

1. All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.

**RESPONSE: Noted.**

2. Fire Hydrant locations and distribution shall comply with NFPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.

**RESPONSE: Noted.**

3. All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;
- Overall length 47' (basket to rear bumper)
  - Wheelbase 20' 10" +/-
  - Weight 83,500 lbs
  - Width 8' 4"
  - Width with outriggers deployed 15'6"
  - Turning Radii
    - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
    - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
    - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50' +/-.

**RESPONSE: Noted.**

4. During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.

**RESPONSE: Flow test have been requested and will be submitted as soon as we received them. As part of the project a water loop will be constructed to connect to the existing water 16" water line running along US441 to provide for the required demand (potable and fire). The proposed route is shown in the exhibit included with the submittal.**

#### **JBPro Comments**

C100 – Cover Sheet

1. Please add a pre and post master drainage plan to the sheet set.

**RESPONSE: Pre- and post-development drainage maps have been added.**

2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.

**RESPONSE: Please see revised trip generation.**



3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.

**RESPONSE: The floodplain is located north of basin 2 and is not adjacent to the project area.**

4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.

**RESPONSE: Noted. Please see revised parking calculations.**

#### C120 - Overall Development Plan

1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.

**RESPONSE: Please see revised plans.**

2. There is no accessible access to the multi-family or single-family dwellings.

**RESPONSE: A handicap space has been added.**

3. There are no handicap spaces near the entrance to Building E or the club house and amenities.

**RESPONSE: The handicap spaces for Buildings E and F are on the ground floor of Building F. A handicap space has been added to the club house.**

4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?

**RESPONSE: Accessible routes shall be determined at the time of construction.**

5. Please label the existing basins for reference.

**RESPONSE: The existing basins are now labelled.**

#### C140 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.

**RESPONSE: The proposed riprap has been removed.**

4. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

#### C150 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.

**RESPONSE: The proposed riprap has been removed.**

4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.

**RESPONSE: Noted.**

5. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

#### C160 – Demolition, Tree Clearing and Erosion Control Plan

1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

2. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

#### C180 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

#### C200 – Dimension Plan

1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.

**RESPONSE: A handicap space has been added.**

2. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are now labelled.**

3. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

4. Please note, there is a misspelling of the word “relocated” on the power pole label.

**RESPONSE: Spelling has been corrected.**

5. Please provide stop bars at the intersections to the new parking lots. There is currently no traffic control at these intersections.

**RESPONSE: Stop bars have been added.**

#### C210 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: Ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.

**RESPONSE: Ramps and accessible routes are provided.**

4. Please label building columns for clarity.

**RESPONSE: Building columns are now labelled.**

5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.

**RESPONSE: Stop bar and stop signs have been added.**

6. Please add a dimension for the sidewalk on the east side of this sheet.

**RESPONSE: Sidewalk is now dimensioned.**

7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

8. What will the "Public Building" be, please provide additional information. Will this building be located within the basin?

**RESPONSE: Yes it will be located within the basin. It will be a community center.**

#### C220 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Please note, there are currently no handicap spaces that will provide access to Building E.

**RESPONSE: Handicap spaces for Building E are within the parking garage of Building F.**

4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.

**RESPONSE: Building columns are labelled.**

5. Please provide stop bars and stop signs at each of the driveway entrances.

**RESPONSE: Stop bars and stop signs have been added.**

6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.

**RESPONSE: Right turn only signs have been added where necessary.**

7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.

**RESPONSE: Radii have been added.**

8. Please provide dimensions for the dumpster pad.

**RESPONSE: Dimensions have been added to the dumpster pad.**

#### C230 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: Ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.

**RESPONSE: Medians have been revised as necessary.**

4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.

**RESPONSE: Stop sign and stop bar have been added.**

6. Please add dimensions and radii to the dumpster pad.

**RESPONSE: Dimensions and radii have been added.**

#### C240 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

4. Please provide additional radii on the roundabout.

**RESPONSE: Additional radii have been added.**

5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.

**RESPONSE: Dimensions have been added.**

6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.

**RESPONSE: Noted.**

7. Suggest adding handicap spaces for the recreational areas.

**RESPONSE: Handicap space has been added.**

8. Will any sidewalk connectivity be provided throughout the recreational areas?

**RESPONSE: Sidewalk connectivity will be determined at the time of construction.**

9. Please dimension recreation features.

**RESPONSE: Recreation features are now dimensioned.**

C310 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show existing ground contour labels.

**RESPONSE: Existing ground contour labels are shown.**

3. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Additional spot elevations have been added.**

6. Please label the existing basin.

**RESPONSE: Existing basins are labelled.**

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.

**RESPONSE: Additional spot elevations have been added.**

9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.

**RESPONSE: Yes, it will be able to grade back to the maintenance path.**

10. Please verify the top grate elevations match between the plan view and table.

**RESPONSE: Top grate elevations have been reconciled.**

11. Please relocate the mitered end sections and verify the invert elevation.

**RESPONSE: Please see revised plans.**

C320 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show existing ground contour labels.

**RESPONSE: Existing contour labels are shown.**

3. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations are shown on the back side of the sidewalks.**

6. Please label the existing basin.

**RESPONSE: Existing basins are labelled.**

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.

**RESPONSE: Additional spot elevations have been added.**

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.

**RESPONSE: Spot elevations have been added.**

10. Please show grades on the driveway connections to the proposed building.

**RESPONSE: Grades on the driveway connections have been added.**

11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.

**RESPONSE: The road to the south of Building F is existing. Storm structures are also existing.**

12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.

**RESPONSE: Stilt homes will not obstruct access to the maintenance path.**

13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.

**RESPONSE: Confirmed.**

14. Please verify the top grate elevations match between the plan view and table.

**RESPONSE: Top grate elevations have been reconciled.**

15. Please relocate the mitered end sections and verify the invert elevation.

**RESPONSE: Please see revised plans.**

16. Will the “public building” be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.

**RESPONSE: Yes, the public building will be constructed within the basement.**

#### C330 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

3. Please show existing ground contour labels.

**RESPONSE: Existing ground contour labels are shown.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added to existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

7. Please add additional spots on the driveway connections.

**RESPONSE: Additional spots have been added to the driveway connections.**

8. Please add additional spots to the dumpster pad.

**RESPONSE: Additional spot elevations have been added to the dumpster pad.**

9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.

**RESPONSE: Additional slope has been provided.**

10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.

**RESPONSE: Top elevations have been reconciled for consistency.**

#### C340 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities are kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be added in the final plans.**

3. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

6. Please provide spot elevations in the southernmost angled parking section.

**RESPONSE: Spot elevations have been added to the angled parking section.**

7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.

**RESPONSE: Inlets have been provided where necessary.**

8. Please provide additional spot elevations on the dumpster pads.

**RESPONSE: Additional spots have been added to the dumpster pads.**

9. Please provide additional spots at the overhead doors on the northwest corner of Building I.

**RESPONSE: Additional spots have been added at the overhead doors.**

#### C350 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities are kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be added in the final plans.**

3. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added to existing tie-in locations.**

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

6. Suggest providing additional storm inlets on the end of the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.

**RESPONSE: Storm inlets have been provided where reasonable. Additional inlets will be constructed with future phases.**

7. Please provide additional grading detail on the roundabout.



**RESPONSE: Additional grading has been provided on the roundabout.**

8. Please provide grading around the pavilion and recreation areas.

**RESPONSE: Grading has been added around the pavilion and recreation areas.**

9. Please add S-72 in the storm structure table.

**RESPONSE: S-72 has been added to the structure schedule.**

10. Please label the existing basin for clarity.

**RESPONSE: Existing basins have been labelled for clarity.**

#### C370 – Stormwater Pollution Prevention Plan

1. Please correct the certification statement to read the correct project phase.

**RESPONSE: Plan has been corrected.**

#### C410 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.

**RESPONSE: Plans have been cleaned up as much as possible.**

2. Please revise the fire line label. This is not pointing to anything

**RESPONSE: Label has been revised.**

3. Please revise the PVC Water Main label which points to the WW line.

**RESPONSE: Labels have been revised.**

#### C420 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.

**RESPONSE: Plans have been cleaned up as much as possible.**

2. Please revise the PVC Water Main label which points to the WW line.

**RESPONSE: Labels have been revised.**

3. Will water meters be proposed at single family residences and the building stubouts?

**RESPONSE: There is an existing master water meter for the entire project site.**

4. Are 5 water meters and 5 wastewater cleanouts necessary for Building F?

**RESPONSE: Yes, these services are provided in the event that the interior of the building is reconfigured in the future.**

5. Will utility services be dug under the basin bottom in order to reach the “Public Building?” Please provide additional detail.

**RESPONSE: Details will be provided upon availability.**

#### C430 – Utility Plan

1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.

**RESPONSE: The watermain configuration has been revised.**

2. Will water meters be proposed at the building stubouts?

**RESPONSE: There is an existing master water meter.**

C440 – Utility Plan

1. Will water meters be proposed at the building stubouts?

**RESPONSE: There is an existing master water meter.**

2. Will a blowoff be provided at the future water main stubout?

**RESPONSE: The water main will be looped. Please see the attached watermain loop exhibit.**

C450 – Utility Plan

1. Please provide utilities for amenities.

**RESPONSE: Utilities are provided for the amenities.**



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 27, 2022

*Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)*

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: April 27, 2022 Resubmittal: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

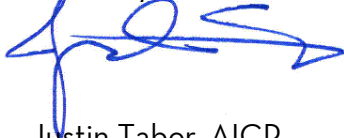
Upon a cursory review of the plans and materials submitted on April 27, 2022 for the San Felasco Tech City Phase 4 Site Plan, it has been noted that there are numerous comments that were not addressed or were insufficiently addressed. In addition, changes were made to the parking calculations for Phases 1 - 3 without any discussion with Staff, and these revisions affect our previous comments issued to you on April 7, 2022.

If we proceed with the second PAT review of this application, it is apparent that there will be a substantial number of comments and a third PAT review will be required. Resolution 20-13 establishes our department's application fees and related policies. Per Section 2, #6, of Resolution 20-13, application fees include 1 completeness review, 2 PAT reviews, and the reviews associated with each resubmittal to the 1 completeness review and 2 PAT reviews to confirm that comments were addressed. If an additional PAT review is required, a resubmittal fee equal to 25% of the application fee will be assessed for each additional PAT review, and must be paid prior to any further review of the application.

To prevent an additional surcharge of 25% of the Site Plan application fee (Site Plan application fee - \$2,700.00; 25% surcharge - \$675.00), please review the PAT comments issued to you on April 7, 2022, your responses and revisions to these comments, and revise and resubmit the application. To avoid delays to the tentative public hearing schedule, a response is needed no later than Monday, April 25, 2022. The application materials submitted on April 27, 2022 may be made available for pick up if desired.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Principal Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



April 26, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**Re: Response to Planning Assistance Team (PAT) Summary:  
San Felasco Tech City (SFTC) Phase 4 Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness PAT comments issued on April 7, 2022 are below.

**1. Completeness Review Comments**

a. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted. Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s), similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

**RESPONSE: Noted.**

**2. Article 3, Zone Districts**

a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) – (e) shall be met.

**RESPONSE: Noted.**

**3. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation**

a. Loading areas are not provided in accordance with Section 6.1.5. Please address.

**RESPONSE: Loading areas are now indicated. Please see revised sheets C200 through C240.**

b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.

**RESPONSE: The area between Buildings E and F is intended primarily for pedestrians and has been labeled as such.**

c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

d. The 'public building' is not accounted for within parking calculations.

**RESPONSE: Please see revised parking calculations.**

e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).

**RESPONSE: Please see revised parking calculations.**

f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.

**RESPONSE: Please see revised parking calculations.**

k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.

**RESPONSE: Please see revised parking calculations.**

l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking – 'on-street' and 'off-street' – shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.

**RESPONSE: Please see revised parking calculations.**

m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

- i. Intersection of Tech City Circle and driveway between Buildings D and F;
- ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
- iii. Intersection of Tech City Circle and driveway north of Building F;
- iv. Intersection of NW 86th Drive and the ingress/egress to parking structure below Building F;
- v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F;
- vi. Intersection of driveway between Buildings E and F and NW 86th Drive;
- vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.

**RESPONSE: Stop signs and stop bards have been added across the entire project area. Road names have not been received yet therefore have not been included. Street names will be added to the plans once we receive them.**

n. Please tally the number of each set of angled parking spaces along NW 86th Drive.

**RESPONSE: Angled parking counts are now provided.**

o. Consider connecting the following sidewalks:

- i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;
- ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;

iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.

**RESPONSE: Sidewalks and crosswalks have been added as requested.**

p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86th Drive but does not provide a connection to the opposite side of the street.

**RESPONSE: The cross**

#### 4. Section 6.2, Tree Protection & Landscaping Standards

##### a. Tree Mitigation

i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.

**RESPONSE: Per the direction given on April 12th by Justin Tabor, City of Alachua Principal Planner, plantings that were once required by LDC, but no longer apply due to proposed improvements of Phase 4 may be reduced from the required relocation total. Our analysis has identified 7 canopy trees that were required as part of Phase 2's parking lot perimeter and 6 understory trees that were required for Phase 2's norther site perimeter buffer that are no longer required, and therefore can be eliminated. The remaining site required trees and mitigation required trees in need of replacement have been added in the Landscape Plans, sheet L-202 through L-205.**

##### b. Parking Lot Landscaping

i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.

**RESPONSE: The parking area east of Building E has been added to the 'Parking Lot Landscape Requirements' chart and calculations on sheet L-201, Landscape Key Sheet, Calculations, and notes, with the required and proposed number of trees.**

ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.

**RESPONSE: The 100 percent Florida Friendly landscaping reduction has been removed from the 'Parking Lot Landscape Requirements' chart and calculations, sheet L-201, Landscape Key Sheet, Calculations, and notes.**

##### c. Parking Lot Buffer Landscaping

i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.

**RESPONSE: Proposed trees per the Parking Lot Buffer Landscaping requirement for Parking Area 'H' have been revised to be adjacent to curbed and paved areas.**

##### d. Perimeter Buffers

i. Please identify the required and provided perimeter buffer type and option.

**RESPONSE: The 'Site Perimeter Buffers' chart has been revised to indicate the required buffer type and option, sheet L-201, Landscape Key Sheet, Calculations, and notes.**

ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.

**RESPONSE: The 'Site Perimeter Buffers' chart and calculations have been revised to indicate a Type A buffer required along the eastern perimeter adjacent to Phoenix, sheet L-201, Landscape Key Sheet, Calculations, and notes.**

e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.

**RESPONSE: The total landscape area and the total open space area have been added to the 'Landscape Area' chart, sheet L-201, Landscape Key Sheet, Calculations, and notes.**

5. Section 6.4, Exterior Lighting Standards / Photometric Plans

a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.

**RESPONSE: Please see revised photometric plans.**

b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.

**RESPONSE: Please see revised photometric plans.**

c. Please label the buildings on the photometric plans.

**RESPONSE: Please see revised photometric plans.**

6. Section 6.8, Design Standards for Business Uses / Architectural Plans

a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.

**RESPONSE: Please see revised architectural plans.**

b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.

**RESPONSE: Please see revised architectural plans.**

c. Please include architectural plans for the 'public building'.

**RESPONSE: Please see revised architectural plans.**

d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.

**RESPONSE: Please see revised architectural plans.**

e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.

**RESPONSE: Please see revised architectural plans.**

f. Total number of architectural sheets are inconsistent through the architectural plans.

**RESPONSE: Please see revised architectural plans.**

7. Miscellaneous

a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.

**RESPONSE: Documentation will be submitted as soon as it is available.**

b. Please update the tie-in of NW 86th Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.

**RESPONSE: Please see revised plans.**

c. Please clarify the proposed use of the 'public building'.

**RESPONSE: The public building is intended as a community center.**

d. Please add the street names as assigned by Alachua County E911 to the plans.

**RESPONSE: Street names will be added once we have received them.**

e. Suggest placing a dumpster pad(s) near the proposed residential buildings.

**RESPONSE: Noted.**



f. Suggest labelling Buildings A – D on overall plan sheets.

**RESPONSE: Buildings from previous phases are now labelled on overall development plan.**

g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89th Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

**RESPONSE: Noted.**

h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.

**RESPONSE: Noted.**

#### 8. Concurrency Impact Analysis

a. The ITE Trip Code utilized for Phase 2 was Code 770 – Business Park – which appears to be a more applicable land use category than ITE Code 710 – General Office Building. Please utilize this code instead of ITE Code 710 – General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.

**RESPONSE: Please see revised calculations.**

b. Existing demand from Phases 1 – 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

d. No demand for public building shown for potable water and sanitary sewer.

**RESPONSE: Please see revised calculations.**

e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.

**RESPONSE: Please see revised calculations.**

#### 9. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.

**RESPONSE: Noted.**

b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.

**RESPONSE: Noted.**

c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.

**RESPONSE: Noted.**

#### 10. Minor Comments

a. Sheet C100: Please relabel “AVG” as “ADT” throughout the trip generation table.

**RESPONSE: Please see revised trip generation table.**

b. Sheet C100: The correct title of the ILW zoning district is “Light & Warehouse Industrial”. Please correct the vicinity map legend.

**RESPONSE: Please see revised vicinity map legend.**

c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.

**RESPONSE: Industrial General has been added to the vicinity map legend.**

d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.

**RESPONSE: Please see revised vicinity map.**

e. Please add match lines to detailed plan sheets.

**RESPONSE: Match lines have been added to plan sheets.**

### **Public Services Comments**

1. Sheet C100: Please add "SITE PLAN" to title in keeping with CoA naming convention.

**RESPONSE: "Site Plan" has been added to the project name.**

2. Sheet C110: General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water. Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines; are corporation stops, not gate valves. Thus, suggest that General Note 14 be modified as follows: "14. Unless otherwise shown or noted, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc..." Please resubmit this sheet.

**RESPONSE: Please see revised utility plan.**

3. General: The reviewer noticed that there are no water & wastewater details. Does the designer plan to include water & wastewater details to the site plan set? Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead. Please submit response.

**RESPONSE: Water and sewer details have been added. Please see new sheet C460.**

4. Sheet C410: Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a 1)1 fire line. Suggest changing. Please resubmit this sheet.

**RESPONSE: Keyed notes have been corrected.**

5. Sheet C410: Wastewater Structure Schedule. Manholes MII 31, MII 33, MII 35, and MII 36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies. Does the designer intend to do this? If so, how will this be implemented? Please submit response.

**RESPONSE: This was intended to reduce the amount of required excavation for construction of service laterals. The invert elevations are only greater than 2 feet for proposed service laterals.**

6. Sheet C420: Right side of sheet: Keyed notes 4 & 10 callouts appear to be reversed. Please evaluate. Please resubmit this sheet.

**RESPONSE: Callouts have been corrected.**

7. General: The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code. But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site. If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because CoA's hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic

models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary. Please submit response.

**RESPONSE: An additional fire hydrant has been added. Please see revised utility plan.**

8. General: Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant. CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:
9. Scenario 1: Demonstrate that the existing fire hydrant near 441 delivers the required flow. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system.  
Scenario 2: CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City. The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection. The system constraint is 20 psig residual pressure. The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm. Please resubmit response.

**RESPONSE: Pressure loss calculations will be submitted as soon as possible.**

10. General: The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand. Please submit response.

**RESPONSE: Noted, the meter will be upsized in the current.**

#### **Fire Examiner Comments**

1. All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.
2. Fire Hydrant locations and distribution shall comply with NFPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.

**RESPONSE: Noted.**

3. All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;
  - Overall length 47' (basket to rear bumper)
  - Wheelbase 20' 10" +/-
  - Weight 83,500 lbs
  - Width 8' 4"
  - Width with outriggers deployed 15'6"
  - Turning Radii
    - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable

- The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
- The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50' +/-.

**RESPONSE: Noted.**

4. During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.

**RESPONSE: Noted.**

#### **JBPro Comments**

C100 – Cover Sheet

1. Please add a pre and post master drainage plan to the sheet set.

**RESPONSE: Pre- and post-development drainage maps have been added.**

2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.

**RESPONSE: Please see revised trip generation.**

3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.

**RESPONSE: The floodplain is located north of basin 2 and is not adjacent to the project area.**

4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.

**RESPONSE: Noted. Please see revised parking calculations.**

C120 - Overall Development Plan

1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.

**RESPONSE: Please see revised plans.**

2. There is no accessible access to the multi-family or single-family dwellings.

**RESPONSE: A handicap space has been added.**

3. There are no handicap spaces near the entrance to Building E or the club house and amenities.

**RESPONSE: The handicap spaces for Buildings E and F are on the ground floor of Building F. A handicap space has been added to the club house.**

4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?

**RESPONSE: Accessible routes shall be determined at the time of construction.**

5. Please label the existing basins for reference.

**RESPONSE: The existing basins are now labelled.**

C140 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.

**RESPONSE: The proposed riprap has been removed.**

4. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

C150 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.

**RESPONSE: The proposed riprap has been removed.**

4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.

**RESPONSE: Noted.**

5. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

C160 – Demolition, Tree Clearing and Erosion Control Plan

1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.

**RESPONSE: All curb and existing asphalt to be removed is now shown.**

2. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

C180 – Demolition, Tree Clearing and Erosion Control Plan

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.

**RESPONSE: Silt fence has been removed from the basins.**

2. Please ensure that silt fence does not go through hardscape or existing features.

**RESPONSE: Silt fence has been removed through hardscape and existing features.**

C200 – Dimension Plan

1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.

**RESPONSE: A handicap space has been added.**

2. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are now labelled.**

3. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

4. Please note, there is a misspelling of the word “relocated” on the power pole label.

**RESPONSE: Spelling has been corrected.**

5. Please provide stop bars at the intersections to the new parking lots. There is currently no traffic control at these intersections.

**RESPONSE: Stop bars have been added.**

C210 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: Ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.

**RESPONSE: Ramps and accessible routes are provided.**

4. Please label building columns for clarity.

**RESPONSE: Building columns are now labelled.**

5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.

**RESPONSE: Stop bar and stop signs have been added.**

6. Please add a dimension for the sidewalk on the east side of this sheet.

**RESPONSE: Sidewalk is now dimensioned.**

7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet.  
Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

8. What will the “Public Building” be, please provide additional information. Will this building be located within the basin?

**RESPONSE: Yes it will be located within the basin. It will be a community center.**

#### C220 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Please note, there are currently no handicap spaces that will provide access to Building E.

**RESPONSE: Handicap spaces for Building E are within the parking garage of Building F.**

4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.

**RESPONSE: Building columns are labelled.**

5. Please provide stop bars and stop signs at each of the driveway entrances.

**RESPONSE: Stop bars and stop signs have been added.**

6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.

**RESPONSE: Right turn only signs have been added where necessary.**

7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.

**RESPONSE: Radii have been added.**

8. Please provide dimensions for the dumpster pad.

**RESPONSE: Dimensions have been added to the dumpster pad.**

#### C230 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: Ramps are now labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.

**RESPONSE: Medians have been revised as necessary.**

4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet.  
Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.

**RESPONSE: Stop sign and stop bar have been added.**

6. Please add dimensions and radii to the dumpster pad.

**RESPONSE: Dimensions and radii have been added.**

#### C240 – Dimension Plan

1. Please label all curb cut ramps and detectable warnings.

**RESPONSE: All ramps are labelled.**

2. Please label all crosswalk striping.

**RESPONSE: All striping is labelled.**

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet.  
Please provide end of road signs.

**RESPONSE: Limerock base extensions and end of road signs are now shown at all road stubouts.**

4. Please provide additional radii on the roundabout.

**RESPONSE: Additional radii have been added.**

5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.

**RESPONSE: Dimensions have been added.**

6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.

**RESPONSE: Noted.**

7. Suggest adding handicap spaces for the recreational areas.

**RESPONSE: Handicap space has been added.**

8. Will any sidewalk connectivity be provided throughout the recreational areas?

**RESPONSE: Sidewalk connectivity will be determined at the time of construction.**

9. Please dimension recreation features.

**RESPONSE: Recreation features are now dimensioned.**

#### C310 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show existing ground contour labels.

**RESPONSE: Existing ground contour labels are shown.**



3. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Additional spot elevations have been added.**

6. Please label the existing basin.

**RESPONSE: Exiting basins are labelled.**

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.

**RESPONSE: Additional spot elevations have been added.**

9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.

**RESPONSE: Yes, it will be able to grade back to the maintenance path.**

10. Please verify the top grate elevations match between the plan view and table.

**RESPONSE: Top grate elevations have been reconciled.**

11. Please relocate the mitered end sections and verify the invert elevation.

**RESPONSE: Please see revised plans.**

C320 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show existing ground contour labels.

**RESPONSE: Existing contour labels are shown.**

3. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations are shown on the back side of the sidewalks.**

6. Please label the existing basin.

**RESPONSE: Existing basins are labelled.**

7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.

**RESPONSE: Additional spot elevations have been added.**

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.

**RESPONSE: Spot elevations have been added.**

10. Please show grades on the driveway connections to the proposed building.

**RESPONSE: Grades on the driveway connections have been added.**

11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.

**RESPONSE: The road to the south of Building F is existing. Storm structures are also existing.**

12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.

**RESPONSE: Stilt homes will not obstruct access to the maintenance path.**

13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.

**RESPONSE: Confirmed.**

14. Please verify the top grate elevations match between the plan view and table.

**RESPONSE: Top grate elevations have been reconciled.**

15. Please relocate the mitered end sections and verify the invert elevation.

**RESPONSE: Please see revised plans.**

16. Will the “public building” be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.

**RESPONSE: Yes, the public building will be constructed within the basement.**

#### C330 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities have been kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be included in the final plans.**

3. Please show existing ground contour labels.

**RESPONSE: Existing ground contour labels are shown.**

4. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added to existing tie-in locations.**

5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

7. Please add additional spots on the driveway connections.

**RESPONSE: Additional spots have been added to the driveway connections.**

8. Please add additional spots to the dumpster pad.

**RESPONSE: Additional spot elevations have been added to the dumpster pad.**

9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.

**RESPONSE: Additional slope has been provided.**

10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.

**RESPONSE: Top elevations have been reconciled for consistency.**

C340 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities are kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be added in the final plans.**

3. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added at existing tie-in locations.**

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

6. Please provide spot elevations in the southernmost angled parking section.

**RESPONSE: Spot elevations have been added to the angled parking section.**

7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.

**RESPONSE: Inlets have been provided where necessary.**

8. Please provide additional spot elevations on the dumpster pads.

**RESPONSE: Additional spots have been added to the dumpster pads.**

9. Please provide additional spots at the overhead doors on the northwest corner of Building I.

**RESPONSE: Additional spots have been added at the overhead doors.**

C350 – Paving, Grading and Drainage Plan

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.

**RESPONSE: Utilities are kept on to examine for conflicts.**

2. Please show contour lines throughout site, particularly in all grassed areas.

**RESPONSE: Contour lines will be added in the final plans.**

3. Please provide spot elevations at the existing tie-in locations.

**RESPONSE: Spot elevations have been added to existing tie-in locations.**

4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.

**RESPONSE: Spot elevations have been added to the back side of the sidewalks.**

5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.

**RESPONSE: Spot elevations have been added to ramps and crosswalks.**

6. Suggest providing additional storm inlets on the end of the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.

**RESPONSE: Storm inlets have been provided where reasonable. Additional inlets will be constructed with future phases.**

7. Please provide additional grading detail on the roundabout.

**RESPONSE: Additional grading has been provided on the roundabout.**

8. Please provide grading around the pavilion and recreation areas.

**RESPONSE: Grading has been added around the pavilion and recreation areas.**

9. Please add S-72 in the storm structure table.

**RESPONSE: S-72 has been added to the structure schedule.**

10. Please label the existing basin for clarity.

**RESPONSE: Existing basins have been labelled for clarity.**

C370 – Stormwater Pollution Prevention Plan

1. Please correct the certification statement to read the correct project phase.

**RESPONSE:**

C410 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.

**RESPONSE: Plans have been cleaned up as much as possible.**

2. Please revise the fire line label. This is not pointing to anything

**RESPONSE: Label has been revised.**

3. Please revise the PVC Water Main label which points to the WW line.

**RESPONSE: Labels have been revised.**

C420 – Utility Plan

1. Please clean up text, it is very difficult to read many of the labels.

**RESPONSE: Plans have been cleaned up as much as possible.**

2. Please revise the PVC Water Main label which points to the WW line.

**RESPONSE: Labels have been revised.**

3. Will water meters be proposed at single family residences and the building stubouts?

**RESPONSE: There is an existing master water meter for the entire project site.**

4. Are 5 water meters and 5 wastewater cleanouts necessary for Building F?

**RESPONSE: Yes, these services are provided in the event that the interior of the building is reconfigured in the future.**

5. Will utility services be dug under the basin bottom in order to reach the “Public Building?” Please provide additional detail.

**RESPONSE: Details will be provided upon availability.**

C430 – Utility Plan

1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.

**RESPONSE: The watermain configuration has been revised.**

2. Will water meters be proposed at the building stubouts?

**RESPONSE: There is an existing master water meter.**

C440 – Utility Plan

1. Will water meters be proposed at the building stubouts?

**RESPONSE: There is an existing master water meter.**

2. Will a blowoff be provided at the future water main stubout?

**RESPONSE: The water main will be looped. Please see the attached watermain loop exhibit.**

C450 – Utility Plan

1. Please provide utilities for amenities.

**RESPONSE: Utilities are provided for the amenities.**



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Planning Assistance Team (PAT) Summary: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On March 16, 2022 and March 29, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, April 26, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **June 14, 2022 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. *Completeness Review Comments*
  - a. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

***Remaining Issues:*** The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s), similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

2. Article 3, Zone Districts

- a. As set forth in Section 3.5.2(F)(2), an exhibit must be included with the site plan demonstrating that the performance standards as set forth in Section 3.5.2(F)(2)(a) - (e) shall be met.

3. Section 6.1, Off-Street Parking & Loading / Vehicular & Pedestrian Circulation

- a. Loading areas are not provided in accordance with Section 6.1.5. Please address.
- b. The minimum drive aisle width for 2-way traffic is 24 feet. The driveway between Buildings E and F is 20 feet wide. Please either label for one-way traffic or increase the width of the driveway.
- c. The correct parking standard for nonresidential uses appears to be 'light manufacturing'. Please update the parking calculations table on Sheet C100 accordingly.
- d. The 'public building' is not accounted for within parking calculations.
- e. Please provide the formula for the parking calculations for nonresidential uses (light manufacturing) (87,561 square feet / 350).
- f. The minimum parking required for Phase 4 nonresidential is 251 spaces. Please update the parking calculations table on Sheet C100 accordingly.
- g. The maximum parking permitted for Phase 4 nonresidential is 314 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
- h. The total minimum number of parking spaces required is 813 spaces. Please update the parking calculations table on Sheet C100 accordingly.
- i. The total maximum number of parking spaces permitted is 1,016 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
- j. The total number of parking spaces provided for Phase 4 cannot exceed 413 spaces, not inclusive of parking for the 'public building'. Please update the parking calculations table on Sheet C100 accordingly.
- k. The plans note a maximum of 425 spaces. It appears there are 444 spaces proposed. The total maximum number of parking spaces permitted is 1,016 spaces. It appears a total of 1,047 are proposed.
- l. Are the 31 'on-street parking spaces' in addition to the total proposed? Total parking - 'on-street' and 'off-street' - shall not exceed the total maximum (1,016 spaces). Please clarify the parking calculations table on Sheet C100.
- m. All street intersections with other streets and with driveways shall be property controlled with stop signs, and street names shall be included on stop signs at street/street intersections. Ensure all street/street intersections and street/driveway intersections are property controlled. Update stop sign call outs in such locations to

note that street name signs shall be included. Provide a detail of stop sign/street name signs. Stop signs should be added, but may not be limited to, the following locations:

- i. Intersection of Tech City Circle and driveway between Buildings D and F;
- ii. Ingress/egress to parking structure below Building F and the driveway between Buildings D and F;
- iii. Intersection of Tech City Circle and driveway north of Building F;
- iv. Intersection of NW 86<sup>th</sup> Drive and the ingress/egress to parking structure below Building F;
- v. Intersection of driveway between Buildings E and F and the driveway between Buildings C/D and E/F;
- vi. Intersection of driveway between Buildings E and F and NW 86<sup>th</sup> Drive;
- vii. Intersection of Tech City Circle and driveway between Buildings C and E, north and south of the intersection.
- n. Please tally the number of each set of angled parking spaces along NW 86<sup>th</sup> Drive.
- o. Consider connecting the following sidewalks:
  - i. sidewalk along the front of the 4-story residential buildings to the sidewalk along the front of the single-family units;
  - ii. sidewalk along the front of the 4-story residential buildings to the sidewalk to the south; crosswalk connecting the sidewalk along the front of the 4-story residential buildings to the sidewalk located to the west of Buildings D and F;
  - iii. crosswalk connecting the sidewalks between Buildings E and F and the woonerf between Buildings C and D.
- p. The sidewalk to the east of Building 1 provides an ADA accessible ramp at NW 86<sup>th</sup> Drive but does not provide a connection to the opposite side of the street.

#### 4. Section 6.2, Tree Protection & Landscaping Standards

##### a. Tree Mitigation

- i. A note on Sheet L201 states, "Above totals represent trees that were proposed in previous phases that need to be relocated/replaced due to Phase 4 impacts. These trees will be incorporated as possible into Phase 4 open areas and around the northeastern stormwater pond, if needed. The specific locations of these replaced trees will be shown within the next submittal." Therefore, tree mitigation has not been reviewed.

##### b. Parking Lot Landscaping

- i. Provide a calculation of the number of parking lot trees required and provided for the parking lot area east of Building E.
- ii. A reduction of parking lot landscaping is shown for the use of 100 percent Florida Friendly landscaping. Per Section 6.2.2(D)(7)(b)(ix), this reduction is only applicable to site and perimeter buffer landscaping.

##### c. Parking Lot Buffer Landscaping

- i. Per Section 6.2.2(D)(2)(b)(ii), the buffer for the parking lot must be immediately adjacent to the curbed and paved areas. The plans note that for parking area H, 8 canopy trees are required. The required number of trees is not provided.

##### d. Perimeter Buffers

- i. Please identify the required and provided perimeter buffer type and option.
- ii. Per Table 6.2-2, a Type A buffer is required along the east perimeter where adjacent to Phoenix.



- e. Please add the total landscaped area as required per Policy 2.4.a of the Comprehensive Plan FLUE and the total open space area as required per Section 6.7.
5. Section 6.4, Exterior Lighting Standards / Photometric Plans
    - a. Per Section 6.4.4(C), the maximum horizontal illumination is 5 footcandles in parking lots. This is exceeded in the following areas: Building E Drive; Building I Dumpster Area; Parking Building I; Parking Lot Apartment Buildings; Parking Lot Building E; Parking Lot Building F.
    - b. Per Section 6.4.4(E), the ratio of maximum to minimum lighting shall not exceed 10:1. This is exceeded in the following areas: Parking Building I; Parking Lot Building E; Parking Lot Building F; Walkway Building E; Walkway Building F; Walkway Building I.
    - c. Please label the buildings on the photometric plans.
  6. Section 6.8, Design Standards for Business Uses / Architectural Plans
    - a. Section 6.8.2(A)(2)(a)(i) requires a minimum of 20% glazing of the ground floor façade area when a façade faces a street or publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement. This is applicable to the following elevations: west elevation of Building I; north elevation of Building F.
    - b. Section 6.8.2(A)(2)(b) requires front facades and street-facing facades to incorporate massing or an alternative as defined therein. The following elevations do not comply with the massing/alternative requirements: east elevation of Building I; north elevation of Building F.
    - c. Please include architectural plans for the 'public building'.
    - d. There are multiple architectural sheets with the same sheet number. Please renumber so there are no duplicated sheet numbers.
    - e. Sheet A100 showing Building E & F overall plan references Building C and D at the bottom of the sheet.
    - f. Total number of architectural sheets are inconsistent through the architectural plans.
  7. Miscellaneous
    - a. As recommended by Jason Aldridge, Deputy State Historic Preservation Officer for Compliance & Review, Florida Department of State, Division of Historical Resources (DHR), in a letter dated November 24, 2020, please submit documentation which confirms that the professional archeologist has provided DHR with a summary report and updated Historical Cemetery Form.
    - b. Please update the tie-in of NW 86<sup>th</sup> Drive to the connection reflect the conditions shown on the approved plans for the adjacent parcel to the east. Revise grading as needed.
    - c. Please clarify the proposed use of the 'public building'.
    - d. Please add the street names as assigned by Alachua County E911 to the plans.
    - e. Suggest placing a dumpster pad(s) near the proposed residential buildings.
    - f. Suggest labelling Buildings A - D on overall plan sheets.
    - g. The neighborhood meeting minutes discuss the addition of a gate at the connection to NW 89<sup>th</sup> Street near the day care. Per the approved site plan for Phase 2, this connection is intended to be an emergency access only. Please coordinate with Alachua County Fire Rescue regarding the gate requirements.

- h. Section 4.3.4(G)(11) requires outdoor seating areas for microbreweries to not be located within 250 feet of any residential zone district or residential use. The proposed residential uses within Phase 4 appear to be located within 250 feet of the outdoor seating area of Daft Cow Brewery. Please note that the construction or residential uses within 250 feet of the existing outdoor seating area would render the use nonconforming, and it would be subject to Article 8 of the LDRs.

8. Concurrency Impact Analysis

- a. The ITE Trip Code utilized for Phase 2 was Code 770 - Business Park - which appears to be a more applicable land use category than ITE Code 710 - General Office Building. Please utilize this code instead of ITE Code 710 - General Office Building, and update the concurrency impact analysis and Sheet C100 accordingly.
- b. Existing demand from Phases 1 - 3 are shown as Phase 4 project impacts for potable water and sanitary sewer.
- c. Utilize the demand rates for residential uses as adopted in the Comprehensive Plan for potable water and sanitary sewer.
- d. No demand for public building shown for potable water and sanitary sewer.
- e. Two different numbers are used for persons per household for solid waste and recreational impacts. Please use the most current figure published by the US Census Bureau: 2.55 persons per household.

9. Public Services / Fire Rescue / Engineering Review Comments

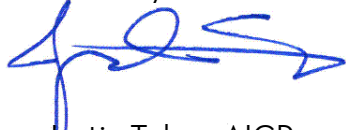
- a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 7, 2022.
- b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue as provided in an email dated March 31, 2022.
- c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated March 30, 2022.

10. Minor Comments

- a. Sheet C100: Please relabel "AVG" as "ADT" throughout the trip generation table.
- b. Sheet C100: The correct title of the ILW zoning district is "Light & Warehouse Industrial". Please correct the vicinity map legend.
- c. Sheet C100: Include Industrial General(IG) in the vicinity map legend.
- d. Sheet C100: The correct FLUM Designation of Tax Parcel 05949-000-000 is Corporate Park and the correct zoning is Corporate Park (CP). Please correct in the vicinity map.
- e. Please add match lines to detailed plan sheets.

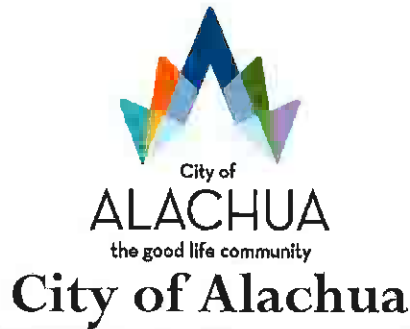
If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Principal Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



MIKE DAROZA  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

**INTER-OFFICE COMMUNICATION -**

**DATE:** Apr 06, 2022

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TR  
4/7/2022  
3

**RE:** San Felasco Tech City Phase 4 – Site Plan

Public Services has reviewed the subject project (Mar 16, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C100</b></p> <p>Please add "SITE PLAN" to title in keeping with CoA naming convention.</p> <p>Please <b>resubmit</b> this sheet.</p>
2.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C110</b></p> <p>General Note 14 instructs Contractor to follow all criteria set forth by the City of Alachua requirements for potable water, wastewater and reclaimed water.</p> <p>Please note that the system as designed does not meet City of Alachua requirements. Examples include: (1) Water mains under pavement are PVC, not DI (2) Some water service lines are 1-inch whereas CoA min requirement is 2-inch. (3) Isolation valves for water service lines are corporation stops, not gate valves .</p> <p>Thus, suggest that General Note 14 be modified as follows:</p>

NO.	COMMENTS
	<p>“14. <b>Unless otherwise shown or noted</b>, contractor to follow all criteria set forth by CoA requirements for Potable Water, etc....”</p> <p>Please <b>resubmit</b> this sheet.</p>
3	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General</b></p> <p>The reviewer noticed that there are no water &amp; wastewater details. Does the designer plan to include water &amp; wastewater details to the site plan set?</p> <p>Because the water and wastewater systems will not be completely designed to CoA requirements, not all CoA details are required. Others may be used instead.</p> <p>Please <b>submit</b> response.</p>
4	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C410</b></p> <p>Left side of sheet: Keyed Note 3 (PVC elbow) is called out for a DI fire line. Suggest changing.</p> <p>Please <b>resubmit</b> this sheet.</p>
5	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C410</b></p> <p>Wastewater Structure Schedule</p> <p>Manholes MH-31, MH-33, MH-35 and MH-36 have two or more gravity pipes connected to them. For these manholes, the invert elevations differ by more than 2 feet. It is good design practice to provide external drop box assemblies.</p> <p>Does the designer intend to do this? If so, how will this be implemented?</p> <p>Please <b>submit</b> response.</p>
6.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>Sheet C420</b></p> <p>Right side of sheet: Keyed notes 4 &amp; 10 callouts appear to be reversed.</p> <p>Please evaluate.</p> <p>Please <b>resubmit</b> this sheet.</p>
7.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General</b></p>

NO.	COMMENTS
	<p>The existing fire hydrant near 441 will provide fire flow to Tech City within a 500 foot radius, which is the reviewer's understanding of the fire code.</p> <p>But much of Phase 4 appears to be greater than 500 feet from the existing fire hydrant. (Please confirm) Thus, it would appear that fire hydrant(s) need to be installed within the Phase 4 site. At present, no fire hydrants appear to be shown within the Phase 4 site.</p> <p>If required, please add fire hydrants. In addition, it must be demonstrated that these new fire hydrants can deliver the required 1000 gpm. Because COAs hydraulic model does not include Tech City, which is private property, it is expected that the design engineer would evaluate hydraulics within the Tech City using their own hydraulic models, or equivalent. CoA would provide the designer with input flow and pressure information at the property boundary.</p> <p>Please <b>submit</b> response.</p>
8.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>Fire flow needs to be evaluated to ensure that adequate fire flow can be provided.</p> <p>Based upon the submitted information:</p> <p>Minimum fire flow is 1000 gpm.</p> <p>Coincident potable water (total of existing and Phase 4) is 219 gpm peak.</p> <p>Please confirm by <b>submitting</b> response.</p>
9.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>Based upon past hydraulic simulations in the area, it is expected that delivering the required fire flow and coincident potable water demand will be marginal. Please note that only one 8-inch pipe of about 2400 ft. length supplies the fire hydrant.</p> <p>CoA is willing to reconfigure its hydraulic model and then run simulations. CoA anticipates that two different scenarios will need to be simulated:</p> <p><b>Scenario 1:</b> Demonstrate that the existing fire hydrant near 441 delivers the required flow.</p> <p>The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) The existing fire hydrant. The simulation will give the estimated fire flow at this hydrant subject to the constraint of 20 psig minimum residual pressure throughout the system.</p> <p><b>Scenario 2:</b> CoA to provide flow and pressure information in fire line near the property line. The design engineer will use this information to estimate the fire flow at the new hydrant(s) installed at Phase 4 Tech City.</p> <p>The model will include two nodes near the property line (1) A fixed demand of 219 gpm that represents the coincident peak total potable water demand for Tech City through Phase 4 and (2) A fixed demand of 1000 gpm that represents the fire line point of connection.</p>

NO.	COMMENTS
	<p>The system constraint is 20 psig residual pressure.</p> <p>The model results will be the flow (1000 gpm) and the pressure at the fire line point of connection. From that an available pressure budget can be constructed. If the estimated pressure loss in the fire line to the proposed hydrant(s) is less than the available pressure budget, this will demonstrate that the proposed hydrant can deliver the 1000 gpm.</p> <p>Please <b>resubmit</b> response.</p>
10.	<p><b>Comment on Mar 16, 2022 Submittal</b></p> <p><b>General:</b></p> <p>The proposed peak domestic demand is 219 gpm. During construction, the existing flow meter will need to be upsized to accommodate this increase in demand.</p> <p>Please <b>submit</b> response.</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician

---

**RE: Request for Review: San Felasco Tech City Phase 4 Site Plan**

---

**From :** Silver Ware <sware@alachuacounty.us>

Thu, Mar 31, 2022 02:58 PM

**Subject :** RE: Request for Review: San Felasco Tech City Phase 4 Site Plan 7 attachments

**To :** Justin Tabor <jtabor@cityofalachua.org>, John Adler <jadler@alachuacounty.us>, DiRocco, Anne-Marie <adirocco@cityofalachua.org>, Wilson, Grafton <gwilson@cityofalachua.org>, Adam Hall <ad\_hall@cityofalachua.org>, Dillard, Harry <hdillard@cityofalachua.org>, Winburn, Kathy <kwinburn@cityofalachua.org>, Kenyata Curtis <ke\_curtis@cityofalachua.org>, Mike DaRoza <mi\_daroza@cityofalachua.org>, Planning & Zoning Conference Room <pz\_calendar@cityofalachua.org>, Rodolfo Valladares <ro\_valladares@cityofalachua.org>, Thomas Ridgik <th\_ridgik@cityofalachua.org>

Good afternoon,

Below are Plan Review comments pertaining to the review of the application San Felasco tech City Phase 4 project. Comments are based on Code which can be found in the Florida Fire Prevention Code 7<sup>th</sup> Edition;

1 All Fire Department Connections (FDC) shall be free standing and within 35 feet of a Fire Hydrant.

2 Fire Hydrant locations and distribution shall comply with NFPA1 Chapter 18.5.2 for detached one and two family dwellings and NFPA1 Chapter 18.5.3 Buildings other than detached one and two family dwellings.

3 All roadways shall be designed to accept ACFR Apparatus. ACFR Apparatus design criteria;

- Overall length 47' (basket to rear bumper)
- Wheelbase 20' 10" +/-
- Weight 83,500 lbs
- Width 8' 4"
- Width with outriggers deployed 15'6"
- Turning Radii
  - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
  - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
  - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50' +/-.



4 During Acceptance testing of the underground fire main protecting Building C and D a fire hydrant was flowed and measured at 740 GPM at 20 psi of flowing pressure. Documents submitted require 1000 GPM for the residential areas that is compliant with NFPA 1 Chapter 18.4.5.1.1 within this Phasing of the project. To establish a base of available Fire Flow provide documents of a Fire Main Fire Flow testing of the existing fire hydrant system, which include Buildings C and D fire hydrants, conducted by a Licensed Contractor NFPA1 Chapter 1.4.7. Procedures of the Fire Main Fire Flow Testing shall comply with the most current edition of NFPA 291. Contact ACFR Fire Prevention and the City of Alachua Public Services to schedule and witness testing. Modeling will also be required and documents submitted to demonstrate required fire flows will be available downstream further within the boundaries of the proposed project proving compliancy with NFPA 1 Chapter 18.3.1 can be achieved NFPA 1 Chapter 1.4.7. Contact City of Alachua Public Services with questions and if engineered mitigation activities are needed.

Thank you

Chip



**Silver Ware**

Plans Examiner

Fire Rescue

911 SE 5th ST • Gainesville • FL • 32601

352-384-3101 (office)



PLEASE NOTE: Florida has a very broad public records law (F.S.119).

All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

---

**From:** Justin Tabor <jtabor@cityofalachua.org>

**Sent:** Wednesday, March 23, 2022 1:08 PM

**To:** John Adler <jadler@alachuacounty.us>; DiRocco, Anne-Marie <adirocco@cityofalachua.org>; Wilson, Grafton <gwilson@cityofalachua.org>; Adam Hall <ad\_hall@cityofalachua.org>; Dillard, Harry <hdillard@cityofalachua.org>; Justin Tabor <jtabor@cityofalachua.org>; Winburn, Kathy <kwinburn@cityofalachua.org>; Kenyata Curtis <ke\_curtis@cityofalachua.org>; Mike DaRoza <mi\_daroza@cityofalachua.org>; Planning & Zoning Conference Room <pz\_calendar@cityofalachua.org>; Rodolfo Valladares <ro\_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th\_ridgik@cityofalachua.org>

**Subject:** Request for Review: San Felasco Tech City Phase 4 Site Plan

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

PAT Members,

The Planning Department has received a new Site Plan application from EDA Consultants, Inc. submitted on behalf of The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings

totaling ±87,861 square feet, 20 attached residential units, ten (10) single family residential units, a clubhouse and amenity center, and a public building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

### **Project Review Schedule**

Initial Application Submittal: February 28, 2022

Completeness Review Letter Issued: March 2, 2022

Completeness Resubmittal Received: March 16, 2022

Second Completeness Review Letter Issued & Application Deemed Complete: March 22, 2022

PAT Comments Deadline: Thursday, April 6, 2022 at 5 PM

Staff PAT: Thursday, April 7, 2022 at 10:30 AM

Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Wednesday, April 6, 2022.**

**If a response is not received by this date, it is presumed that the reviewer has no comments and deems the application approvable.**

Application materials can be accessed at the links below:

[Plans](#)

[All Application Materials](#)

If you have any questions about this application, please let me know.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 1602 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

### ***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**CAUTION:** This email originated from outside the City.

**DO NOT** respond, click, or open attachments unless you recognize the sender (**name AND email address**) and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

---

---

March 30, 2022

Mr. Justin Tabor  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

**Re: San Felasco Tech City – Phase 4**

Dear Mr. Tabor:

As you requested, we have reviewed the submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

**C100 – Cover Sheet**

1. Please add a pre and post master drainage plan to the sheet set.
2. The Trip Generation table shows uses as Single Family, Multi-Family, and general office, however the application shows single family, multi-family and storage facilities. Please verify uses and ensure trip generation is accurate.
3. Item #9 states that a flood plain is located within this parcel, however this is not shown on any of the master plans. Please label to show that there will not be any impact to the floodplain.
4. Please consider separating total handicap space requirements for individual buildings. An appropriate number of handicap spaces should be placed in front of each building to ensure there is accessibility to each use. Additionally, please confirm that the appropriate numbers of handicap spaces are shown on the plan.

**C120 - Overall Development Plan**

1. It appears that there are only 11 proposed handicap spaces provided on the plans in the proposed area.
2. There is no accessible access to the multi-family or single-family dwellings.
3. There are no handicap spaces near the entrance to Building E or the club house and amenities.
4. There are no sidewalks or accessible routes for the clubhouse and amenities area. Will sidewalks be provided?
5. Please label the existing basins for reference.

**C140 – Demolition, Tree Clearing and Erosion Control Plan**

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
4. Please ensure that silt fence does not go through hardscape or existing features.

**C150 – Demolition, Tree Clearing and Erosion Control Plan**

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
3. It appears that the proposed splash pad is turned on. If this is a proposed improvement, please remove from demolition plan.
4. Tree barricade and additional silt fence is not necessary outside of the project limits on the east boundary line.
5. Please ensure that silt fence does not go through hardscape or existing features.

**C160 – Demolition, Tree Clearing and Erosion Control Plan**

1. Please show all curb and existing asphalt to be removed for the proposed driveway connections.
2. Please ensure that silt fence does not go through hardscape or existing features.

**C180 – Demolition, Tree Clearing and Erosion Control Plan**

1. Please ensure that silt fence is not proposed within the basins. Current silt fence is located within maintenance path and basin side slopes.
2. Please ensure that silt fence does not go through hardscape or existing features.

**C200 – Dimension Plan**

1. Please provide handicap spaces to provide access to the multi-family dwellings. There are currently no accessible routes to the building due to the lack of sidewalk connectivity.
2. Please label all curb cut ramps and detectable warnings.
3. Please label all crosswalk striping.
4. Please note, there is a misspelling of the word “relocated” on the power pole label.
5. Please provide stop bars at the intersections to the new parking lots. There is currently no traffic control at these intersections.

**C210 – Dimension Plan**

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. Please show ramps and accessible routes from handicap spaces. Currently there is no accessible route from the parking spaces to the building entrances.
4. Please label building columns for clarity.
5. Please provide a stop bar and stop sign on the driveway at the end of the east driveway with the angled parking.
6. Please add a dimension for the sidewalk on the east side of this sheet.
7. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
8. What will the “Public Building” be, please provide additional information. Will this building be located within the basin?

**C220 – Dimension Plan**

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. Please note, there are currently no handicap spaces that will provide access to Building E.
4. Please label building columns for clarity and ensure that there is access along the sidewalk with the location of the columns.
5. Please provide stop bars and stop signs at each of the driveway entrances.
6. Please add a right turn only sign to the various intersections where a left turn will not be allowed due to the median.
7. On the driveway south of Building E, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
8. Please provide dimensions for the dumpster pad.

**C230 – Dimension Plan**

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.
3. At the driveway connection, please show the control radii or provide reasonable assurance that vehicles will be able to make a left turn around the median.
4. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
5. Suggest adding a stop sign and stop bar in front of the crosswalk to the north of Building I.
6. Please add dimensions and radii to the dumpster pad.

**C240 – Dimension Plan**

1. Please label all curb cut ramps and detectable warnings.
2. Please label all crosswalk striping.

3. Show lime-rock base extension at the end of the stub-out in the northeast portion of this sheet. Please provide end of road signs.
4. Please provide additional radii on the roundabout.
5. Please provide dimensions of the truck apron. Additionally, please label the material that will be used in the truck apron.
6. Suggest re-orienting the crosswalks and storm water inlets to prevent the grates from being within the crosswalk.
7. Suggest adding handicap spaces for the recreational areas.
8. Will any sidewalk connectivity be provided throughout the recreational areas?
9. Please dimension recreation features.

### **C310 – Paving, Grading and Drainage Plan**

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show existing ground contour labels.
3. Please show contour lines throughout site, particularly in all grassed areas.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please label the existing basin.
7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road. Additionally, please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
9. Please verify that the northwestern most building will be able to grade back to the maintenance path for the basin.
10. Please verify the top grate elevations match between the plan view and table.
11. Please relocate the mitered end sections and verify the invert elevation.

### **C320 – Paving, Grading and Drainage Plan**

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show existing ground contour labels.
3. Please show contour lines throughout site, particularly in all grassed areas.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please label the existing basin.
7. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
8. Please show additional spots throughout the parking lot. Please add additional spots at the entry and exits of the driveway to show the cross slopes of the road.

9. Please provide spots at the end of the parking stalls due to the fact that the slopes of the stalls vary.
10. Please show grades on the driveway connections to the proposed building.
11. Is the road to the south of Building F proposed or existing? Please clarify if storm structures on this roadway are proposed or existing.
12. Please confirm that the supports for stilt homes will not obstruct access to the maintenance path.
13. Please verify that there is no wastewater and storm water line conflicts, particularly at the pipe run from S-76 to S-80.
14. Please verify the top grate elevations match between the plan view and table.
15. Please relocate the mitered end sections and verify the invert elevation.
16. Will the "public building" be located within the basin? Please provide spot elevations and finished floor elevations, as well as construction details for this building.

### **C330 – Paving, Grading and Drainage Plan**

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please show existing ground contour labels.
4. Please provide spot elevations at the existing tie-in locations.
5. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
6. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
7. Please add additional spots on the driveway connections.
8. Please add additional spots to the dumpster pad.
9. The parking lot to the south of Building E is virtually flat. Please provide additional slope to ensure that the parking lot will grade.
10. Please verify the top elevations match between the plan view and table. There are several that appear to be too high or too low and will not work with the proposed grades.

### **C340 – Paving, Grading and Drainage Plan**

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please provide spot elevations at the existing tie-in locations.
4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
6. Please provide spot elevations in the southernmost angled parking section.



7. Suggest providing an additional storm inlet on the southern end of the parking. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
8. Please provide additional spot elevations on the dumpster pads.
9. Please provide additional spots at the overhead doors on the northwest corner of Building I.

#### **C350 – Paving, Grading and Drainage Plan**

1. Please turn off all other utilities to provide clarity. It is very difficult to read some of the labels and spot elevations.
2. Please show contour lines throughout site, particularly in all grassed areas.
3. Please provide spot elevations at the existing tie-in locations.
4. Please provide spot elevations on the back side of the sidewalks to show the cross slope of the sidewalks.
5. Please add spot elevations to all curb cut ramps and crosswalks to demonstrate ADA compliance.
6. Suggest providing additional storm inlets on the end of the roadways where water will sheet flow off of the pavement. If this is not the design intention, please provide erosion control and reasonable assurance that runoff will be directed to the stormwater basin.
7. Please provide additional grading detail on the roundabout.
8. Please provide grading around the pavilion and recreation areas.
9. Please add S-72 in the storm structure table.
10. Please label the existing basin for clarity.

#### **C370 – Stormwater Pollution Prevention Plan**

1. Please correct the certification statement to read the correct project phase.

#### **C410 – Utility Plan**

1. Please clean up text, it is very difficult to read many of the labels.
2. Please revise the fire line label. This is not pointing to anything
3. Please revise the PVC Water Main label which points to the WW line.

#### **C420 – Utility Plan**

1. Please clean up text, it is very difficult to read many of the labels.
2. Please revise the PVC Water Main label which points to the WW line.
3. Will water meters be proposed at single family residences and the building stubouts?
4. Are 5 water meters and 5 wasteater cleanouts necessary for Building F?
5. Will utility services be dug under the basin bottom in order to reach the “Public Buidling?” Please provide additional detail.

**C430 – Utility Plan**

1. What is the reasoning for connecting to the existing water main to the south of Building E rather than the new water main connection to the east of Building E? Please show all demolition of existing pavement that is necessary if this is the design intention.
2. Will water meters be proposed at the building stubouts?

**C440 – Utility Plan**

1. Will water meters be proposed at the building stubouts?
2. Will a blowoff be provided at the future water main stubout?

**C450 – Utility Plan**

1. Please provide utilities for amenities.

Sincerely,



Christopher Potts, P.E.

Director of Engineering, JBrown Professional Group Inc.



March 29, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**Re: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 22, 2022 are below.

1. GENERAL COMMENT: Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.

Remaining Issues: A letter concerning the cemetery dated December 20, 2021 from Mike DaRoza, City Manager, City of Alachua, to Jason Aldridge, Deputy State Historic Preservation Officer, Florida Department of State, Division of Historical Resources, was included with the revised application materials submitted on March 16, 2022. However, no other documentation has been provided. The aforementioned letter notes correspondence dated November 24, 2020 from Mr. Aldridge provided recommendations for preservation of the cemetery. Documentation which supports these recommendations were met must be included with the Site Plan materials.

**RESPONSE: Additional documentation is included with this submittal.**

2. Site Plan Attachment #1, Site Plan.

a. Attachment #1.dd. Architectural plans.

i. Color architectural plans are required.

Remaining Issues: Printed copies of the architectural plans were not printed in color.

**RESPONSE: Color copies are included in this submittal.**

ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.

Remaining Issues: The architectural plans do not identify the percentage of total area for each building material.

**RESPONSE: Revised architectural plans are included with this submittal**

b. Attachment #1.ee.

i. Required acreage, number of units, density calculation, etc. not provided.

Remaining Issues: Comment not addressed.

**RESPONSE: Density, acreage and units' calculations were included in the cover sheet. We have updated the plan for clarity.**

3. Site Plan Attachment #6, Mailing Labels.

a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: <https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000>.

Remaining Issues: The current mailing list, accessible via the web site address above, was not utilized. For future application submittals, please ensure the mailing list accessible via the City's web site is reviewed to confirm all persons/organizations are included within the mailing labels submitted to the City.

**RESPONSE: Noted. The link above does not work, but the correct mailing list was located.**

4. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

Remaining Issues: The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s), similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

**RESPONSE: A letter from Ecosystem Research Corporation will be provided separate to this submittal.**

New Comments – March 22, 2022 Completeness Review

5. Site Plan Attachment #3, Fire Department Access and Water Supply Plan. NFPA fire flow calculations were not provided for the attached dwellings or the 'public building'. ISO fire flow calculations were not provided for the 'public building'.

**RESPONSE: NFPA fire flow calculation for the multifamily units were included in the calculations previously submitted. New calculations (ISO AND NFPA) for the public building are included in this submittal.**



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 22, 2022

*Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)*

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Second Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On March 16, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of the The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000. The revised application received on March 16, 2022 was submitted in response to completeness review comments issued to you in a letter dated March 2, 2022.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Tuesday, March 29, 2021**. All materials may be provided by email to the project planner (e.g., printed copies are not required at this time).

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

## Previous Comments – March 1, 2022 Completeness Review

Please address the following:

1. **GENERAL COMMENT:** Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.

**Remaining Issues:** A letter concerning the cemetery dated December 20, 2021 from Mike DaRoza, City Manager, City of Alachua, to Jason Aldridge, Deputy State Historic Preservation Officer, Florida Department of State, Division of Historical Resources, was included with the revised application materials submitted on March 16, 2022. However, no other documentation has been provided. The aforementioned letter notes correspondence dated November 24, 2020 from Mr. Aldridge provided recommendations for preservation of the cemetery. Documentation which supports these recommendations were met must be included with the Site Plan materials.

2. **Site Plan Attachment #1, Site Plan.**

- a. Attachment #1.dd. Architectural plans.
  - i. Color architectural plans are required.

**Remaining Issues:** Printed copies of the architectural plans were not printed in color.

- ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.

**Remaining Issues:** The architectural plans do not identify the percentage of total area for each building material.

- b. Attachment #1.ee.
  - i. Required acreage, number of units, density calculation, etc. not provided.

**Remaining Issues:** Comment not addressed.

3. **Site Plan Attachment #6, Mailing Labels.**

- a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: <https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000>.

**Remaining Issues:** The current mailing list, accessible via the web site address above, was not utilized. For future application submittals, please ensure the mailing list accessible via the City's web site is reviewed to confirm all persons/organizations are included within the mailing labels submitted to the City.

4. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate

the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.


***Remaining Issues:*** The applicant's response states, "the attached ERA covers the entire San Felasco Tech City development". However, upon a second review, it appears that the ERA only covers Tax Parcel 05962-000-000 (as it existed in 2018), and does not cover the property acquired from Phoenix Commercial Park, LLLP in 2018. At a minimum, an update letter from the consultant who prepared the ERA(s), similar to that received with the Phase 3 project, should be submitted confirming that the findings of previously prepared ERA(s) remain the same.

### **New Comments – March 22, 2022 Completeness Review**

5. **Site Plan Attachment #3, Fire Department Access and Water Supply Plan.** NFPA fire flow calculations were not provided for the attached dwellings or the 'public building'. ISO fire flow calculations were not provided for the 'public building'.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Mike DaRoza, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Principal Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



March 16, 2022

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**Re: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 2, 2022 are below.

1. GENERAL COMMENT: There are numerous inconsistencies throughout the plans and application materials which render the application unreviewable. For example, these inconsistencies include but may not be limited to: the square footage of the nonresidential buildings throughout materials; the total number of dwellings varies throughout materials; parcel numbers are incorrect; there are references to Buildings C and D; parking is shown on the civil plans under Building F, but this is not reflected on the architectural plans; etc. These inconsistencies must be corrected and application materials resubmitted for a determination of completeness.

**RESPONSE: Inconsistencies have been reconciled.**

2. GENERAL COMMENT: Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.

**RESPONSE: Cemetery documentation has been included with this submittal.**

3. Site Plan Application. a. Section A. Please state the Pre-Application Conference meeting date.

**RESPONSE: New site plan application is provided with the pre-app date 3/1/22.**

4. Site Plan Attachment #1, Site Plan.

a. Attachment #1.n. Electric system design not included with the plans.

**RESPONSE: Electric system design is being coordinated with Duke Energy and will be included in the next submittal.**

b. Attachment #1.aa. Photometric plans were not included with the plan set.

**RESPONSE: Photometric plans have been included with the plan set.**

c. Attachment #1.v. Parking calculations are incomplete and do not calculate the required number of parking spaces for each proposed use type.

**RESPONSE: Please see revised parking calculation table.**

d. Attachment #1.x. Striping and signage of traffic control devices, such as stop signs and stop bars, are not shown on the plans.

**RESPONSE: Striping and traffic control devices have been added.**

e. Attachment #1.w. Bicycle parking calculations are not provided on the plans.

**RESPONSE: Bicycle parking calculations are now shown on sheet C100.**

f. Attachment #1.dd. Architectural plans.

i. Color architectural plans are required.



ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.

iii. Glazing calculations not provided where glazing is required.

**RESPONSE: Please see revised architectural plans.**

g. Attachment #1.ee.

i. Required acreage, number of units, density calculation, etc. not provided.

ii. An outdated Public Schools Student Generation Form has been submitted. Please resubmit using the form available online at:

<https://www.cityofalachua.com/home/showpublisheddocument/254/637813174498329060>.

**RESPONSE: New Public Schools Student Generation Form is included with this resubmittal.**

5. Site Plan Attachment #3, Fire Department Access and Water Supply Plan. Several of the Needed Fire Flow Calculations were not signed and sealed. The calculations for each building shall be signed and sealed.

**RESPONSE: Fire flow calculations have been signed and sealed.**

6. Site Plan Attachment #6, Mailing Labels.

a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at:

<https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000>.

**RESPONSE: A new mailing list has been provided.**

b. The following properties are located within 400 feet of the subject property (SFTC property), however, mailing labels were not included: 05857-002-000; 05949-000-000; 05961-000-000; 05961-002-003; 05962-001-000; 05963-000-000.

**RESPONSE: We sent a notice to those parcels not previously included informing them of the development. New mailing labels have been provided.**

7. Site Plan Attachment #8, Legal Description. Legal description printed on 8.5"x11" paper is inconsistent with the description on the plan cover sheet.

**RESPONSE: New legal 8.5x11" legal description that matches the description on the plan cover sheet has been provided.**

8. Site Plan Attachment #9, Proof of Ownership. Proof of ownership is not inclusive of all lands subject to the application.

**RESPONSE: Proof of ownership of all parcels is included with this resubmittal.**

9. Site Plan Attachment #12, Environmental Assessment/Study. An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.

**RESPONSE: The attached ERA covers the entire San Felasco Tech City development.**

10. Site Plan Attachment #13, Environmental Resource Permit (ERP). Include a copy of the ERP issued for the project by the Suwannee River Water Management District.

**RESPONSE: Previously approved ERPs are attached with this resubmittal.**

Eiman has advised that she has already developed a hydraulic model that could incorporate Tech City with some minor tweaking. Please provide the following info for use in her model.

- The total peak (gpm) Tech City flow demand for all four phases.
- The required fire flow demand (gpm)

Also, please arrange for a fire flow field test at the Tech City hydrant. The objective would be to estimate the delivered fire flow while maintaining a system minimum residual pressure of 20 psig.

This result would be used to verify and calibrate Eiman's model.

**RESPONSE: The total peak flow demand and fire flow demand has been included with this submittal.**

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE 3/16/2022

NAME & DESCRIPTION OF PROJECT

San Felasco Tech City Phase 4

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

13900 Tech City Circle

Tax Parcel Numbers

05962-002-000, 05962-002-001, 05962-002-002, 05962-002-003,

05844-004-001, 05844-004-002, 05855-005-000

Acreage

82.68

DEVELOPMENT DATA (check all that apply)



Single Family



Multi Family



Exempt (See exemptions on page 2)

Number of Units

30

Number of Units

Level of Review



Pre-Application Conference



Preliminary



Final



Revised



Staff Administrative Review

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

### EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

### SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="30"/>	units X 0.12 Elementary School Multiplier	<input type="text" value="4"/>	Student Stations
MIDDLE	<input type="text" value="30"/>	units X 0.06 Middle School Multiplier	<input type="text" value="2"/>	Student Stations
HIGH	<input type="text" value="30"/>	units X 0.09 High School Multiplier	<input type="text" value="3"/>	Student Stations

### MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text"/>	units X 0.06 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.03 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.03 High School Multiplier	<input type="text"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

### EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

#### AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

#### PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

## CERTIFICATION

PROJECT NAME :

PROJECT #:

SAN FELASCO TECH CITY 4

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:



**Approved** based upon the following findings (see 2021-2022 Capacity Tables)

Elementary SCSA

Northwest Alachua

Capacity Required

4



Capacity Available

Available Capacity

272



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Mebane

Capacity Required

2



Capacity Available

Available Capacity

427



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Santa Fe

3



Capacity Available

Available Capacity

328



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity



**Denial** for reasons stated

Approved by

City of Alachua Staff

School Board Staff Certification

A complete application for the development project was accepted on

Suzanne M. Wynn

Community Planning Director  
Alachua County Public Schools  
352.955.7400 x 1445

Date:

Signed:

Printed Name:

Date:

04.06.2022



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 2, 2022

Sent by electronic mail to [cvega@edafl.com](mailto:cvega@edafl.com)

Claudia Vega, P.E.  
EDA Consultants, Inc.  
720 SW 2<sup>nd</sup> Avenue  
South Tower, Suite 300  
Gainesville, FL 32601

RE: Completeness Review: San Felasco Tech City (SFTC) Phase 4 Site Plan Application

Dear Ms. Vega:

On February 28, 2022, the City of Alachua received your application for a Site Plan submitted on behalf of the The Laser Investment Group, LLC for San Felasco Tech City Phase 4. The application proposes the construction of three (3) nonresidential buildings, 40 attached residential units, ten (10) single family residential units, an amenity center with associated recreational facilities, and a public meeting building on a ±23.35 acre portion of Tax Parcel Numbers 05844-004-001 and 05855-005-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that **the application is incomplete** following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Wednesday, March 16, 2022**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

***Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.***

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

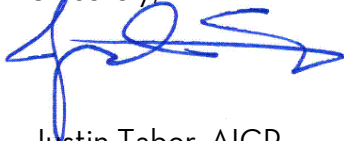
Please address the following:

1. **GENERAL COMMENT:** There are numerous inconsistencies throughout the plans and application materials which render the application unreviewable. For example, these inconsistencies include but may not be limited to: the square footage of the nonresidential buildings throughout materials; the total number of dwellings varies throughout materials; parcel numbers are incorrect; there are references to Buildings C and D; parking is shown on the civil plans under Building F, but this is not reflected on the architectural plans; etc. These inconsistencies must be corrected and application materials resubmitted for a determination of completeness.
2. **GENERAL COMMENT:** Historical records indicate that a portion of the development area is a cemetery, however, no documentation concerning this area has been submitted.
3. **Site Plan Application.**
  - a. Section A. Please state the Pre-Application Conference meeting date.
4. **Site Plan Attachment #1, Site Plan.**
  - a. Attachment #1.n. Electric system design not included with the plans.
  - b. Attachment #1.aa. Photometric plans were not included with the plan set.
  - c. Attachment #1.v. Parking calculations are incomplete and do not calculate the required number of parking spaces for each proposed use type.
  - d. Attachment #1.x. Striping and signage of traffic control devices, such as stop signs and stop bars, are not shown on the plans.
  - e. Attachment #1.w. Bicycle parking calculations are not provided on the plans.
  - f. Attachment #1.dd. Architectural plans.
    - i. Color architectural plans are required.
    - ii. Plans do not identify the material used in each façade and percentage of the total area used for each material.
    - iii. Glazing calculations not provided where glazing is required.
  - g. Attachment #1.ee.
    - i. Required acreage, number of units, density calculation, etc. not provided.
    - ii. An outdated Public Schools Student Generation Form has been submitted. Please resubmit using the form available online at: <https://www.cityofalachua.com/home/showpublisheddocument/254/637813174498329060>.
5. **Site Plan Attachment #3, Fire Department Access and Water Supply Plan.** Several of the Needed Fire Flow Calculations were not signed and sealed. The calculations for each building shall be signed and sealed.

6. **Site Plan Attachment #6, Mailing Labels.**
  - a. An outdated list of mailing labels of persons/organizations on file with the City to receive notice of development applications was used. Please submit an updated mailing list, available online at: <https://www.cityofalachua.com/home/showpublisheddocument/535/637801081048430000>.
  - b. The following properties are located within 400 feet of the subject property (SFTC property), however, mailing labels were not included: 05857-002-000; 05949-000-000; 05961-000-000; 05961-002-003; 05962-001-000; 05963-000-000.
7. **Site Plan Attachment #8, Legal Description.** Legal description printed on 8.5"x11" paper is inconsistent with the description on the plan cover sheet.
8. **Site Plan Attachment #9, Proof of Ownership.** Proof of ownership is not inclusive of all lands subject to the application.
9. **Site Plan Attachment #12, Environmental Assessment/Study.** An Environmental Resource Assessment (ERA) was completed by Ecosystem Research Corporation (ERC) for Tax Parcel 05962-002-000 and is dated 3 June 2018. This ERA does not evaluate the entirety of the property subject to this site plan application. An ERA which considers on-site environmental features must be submitted.
10. **Site Plan Attachment #13, Environmental Resource Permit (ERP).** Include a copy of the ERP issued for the project by the Suwannee River Water Management District.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c:
- Mike DaRoza, City Manager *(by electronic mail)*
  - Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
  - Adam Hall, AICP, Principal Planner *(by electronic mail)*
  - Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
- Project File